Karen Johnson Davidson County
Batch# 341420 DEEDQC
01/10/2020 09:54:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200110-0003592

Prepared from Information supplied by the parties

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Andrew S. Ward and Charlotte J. Ward, Trustees,
Ward Family Revocable Living Trust
919 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
13010009700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Andrew S. Ward and Charlotte Jones Ward, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Andrew S. Ward and Charlotte J. Ward, Co-Trustees, Ward Family Revocable Living Trust Agreement dated January 7, 2019** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the revised plat of the New Golf Club Subdivision, as of record in Book 421, Page 185, Register's Office for said County. Said Lot No. 49 fronts 100 feet on the Westerly side of Highland Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to **Andrew S. Ward and Charlotte Jones Ward, husband and wife**, by Quitclaim Deed dated September 24, 2012, from **Andrew S. Ward and Charlotte T. Ward**, recorded in Instrument No. 20120926-0087679, Register's Office of Davidson County, Tennessee.

**Charlotte Jones Ward** and **Charlotte J. Ward** are one and the same person.

This is improved property known as: **919 Westview Avenue, Nashville, TN 37205.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 7th day of January 2020.

**Andrew S. Ward**

**Charlotte Jones Ward**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Andrew S. Ward**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Charlotte Jones Ward**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY