Karen Johnson Davidson County
Batch# 366820 DEEDQC
03/04/2020 02:10:30 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20200304-0024262

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 9693345

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
I. C. Waddey, Jr. Ann M. Waddey 2205 Hampton Avenue Nashville, Tennessee 37215	I. C. Waddey, Jr. Ann M. Waddey 2205 Hampton Avenue Nashville, Tennessee 37215	See Exhibit A

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, I. C. WADDEY, JR. (a/k/a Ira C. Waddey, Jr.) and ANN M. WADDEY (a/k/a Ann McRedmond Waddey), by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the properties described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto I. C. WADDEY, JR. and wife, ANN M. WADDEY, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said properties.

The descriptions on Exhibit A hereto are the same as that contained in the prior deeds.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 27TH day of February 2020.

I. C. WADDEY, JR. (a/k/a Ira C. Waddey, Jr.)

Ann M. Waddey
ANN M. WADDEY (a/k/a Ann McRedmond Waddey)

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, I. C. WADDEY, JR. (a/k/a Ira C. Waddey, Jr.) and ANN M. WADDEY (a/k/a Ann McRedmond Waddey), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2020.

Notary Public

My Commission Expires:

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2020.

Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant, as Agent

Subscribed and sworn to before me
this 27th day of February, 2020.

Notary Public

My Commission Expires:

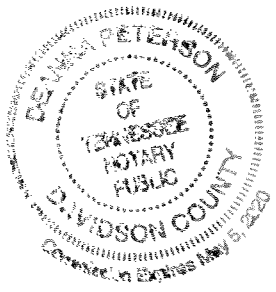


EXHIBIT A

TRACT NO. 1 (Parcel ID: 092130466.00; 3519 Dakota Avenue, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 157 on the Plan of Hortense Place of record in plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to I. C. Waddey, Jr. and Ann M. Waddey, by instrument of record: 20010711-0073981, Register's Office of Davidson County, Tennessee.

TRACT NO. 2 (Parcel ID: 092130428.00; 3511 Dakota Avenue, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 156 on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to I. C. Waddey, Jr. and Ann M. Waddey, by instrument of record: 20010711-0073996, Register's Office of Davidson County, Tennessee.

TRACT NO. 3 (Parcel ID: 093100432.00; 310 Peabody Street, Nashville, Tenn.):

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 43, 44, 45 and 46 and the southerly 5 feet of Lot No. 47, all on the "Plan of lots laid out by the University of Nashville, called 'Campus Lots' not of record".

Said property fronts 111 feet on the easterly margin of 4th Avenue South and extends eastwardly between parallel lines along the northerly margin of Peabody Street (144 feet according to current Tax Map) to the westerly margin of Almond Street.

Excepting therefrom that portion thereof, if any, which lies within the boundaries of existing public rights of way.

Being the same property conveyed to Ira C. Waddey, Jr. and Ann M. Waddey, by instrument of record: 20171206-0124691, Register's Office of Davidson County, Tennessee.

TRACT NO. 4 (Parcel IDs: 092130421.00; 3420 Dakota Avenue, Nashville, Tenn.
092130422.00; 3424 Dakota Avenue, Nashville, Tenn.
092130403.00; 3428 Dakota Avenue, Nashville, Tenn.
092130467.00; 3416 Dakota Avenue, Nashville, Tenn.)

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 136, 137, 138, 139 & 140 on the Plan of Hortense Place, as of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same properties conveyed to Ira C. Waddey, Jr. and Ann M. Waddey, by instrument of record: 20040406-0038802, Register's Office of Davidson County, Tennessee.

9693345.2

Affidavit

I, Andrew C. Henson do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer R. Thompson__, a notary public for this county and state, Andrew Henson

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

My Commission Expires: 5-3-21

Notary Seal:

