Karen Johnson Davidson County
Batch# 366820 DEEDQC
03/04/2020 02:10:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20200304-0024263

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 9693049

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	Parcel ID: 11706011000

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. and ANN M. 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 property 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 property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 2205 Hampton Avenue, Nashville, Tennessee 37215.

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

I. C. WADDEY, JR.

ANN M. 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. and ANN M. 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:

DEBRA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 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:

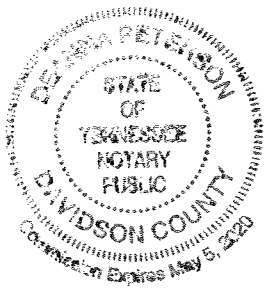


EXHIBIT A

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

Beginning on the southerly margin of Hampton Avenue at a point 335 feet East of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, eastwardly 130 feet to the northwest corner of the property conveyed to Louise B. Walters, by deed from Loiette Hampton Hume, et al., of record in Book 1066, Page 206, Register's Office for said County; thence with said Walter's westerly line, southwardly 340 feet to the northerly line of Lot No. 37; thence with said line, westwardly 130 feet to a point 35 feet of the common corner of Lots Nos. 21, 22, 36 and 37; thence northwardly and parallel with the line between Lots Nos. 21 and 22, 340 feet to the beginning.

Being the same property conveyed to I. C. Waddey, Jr. and Ann M. Waddey, by instrument of record: 00009823-0000789, Register's Office of Davidson County, Tennessee.

9693049.1

202003040024263

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:

