Karen Johnson Davidson County
Batch# 404198 DEEDQC
05/21/2020 11:52:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200521-0052926

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15th day of MAY, 2020. Notary Public My Commission Expires:

MY COMMISSION EXPIRES DECEMBER 15, 2021

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE ABBY BENSON

QUITCLAIM DEED

Address New Owner: Stephanie Ward 1020 Calvert Street Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 061-07-0-271.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Brandon Lee Ward, unmarried and Stephanie M. Ward, unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Stephanie M. Ward,** her heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of I.C. McMahan's Subdivision of Maplewood Lands of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Lee Ward and Stephanie M. Ward, husband and wife by Warranty deed from Phol Huy and wife, Lauren Huy of record in Instrument No. 20130430-0043139 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013.

Being also known as 1020 Calvert Street, Nashville, Tennessee 37216.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument effective on this 15th day of May, 2020.

Brandon Lee Ward

Stephanie M. Ward

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Brandon Lee Ward, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of May, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Stephanie M. Ward, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of May, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021