Karen Johnson Davidson County
Batch# 407848 DEEDQC
05/29/2020 03:05:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20200529-0055731

QUITCLAIM DEED

This deed is being prepared at the request of the grantors and was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

THIS INSTRUMENT PREPARED BY Woodrow E. Trondsen, Trondsen Law, PLLC, 2000 Meridian Blvd., Suite 275, Franklin, TN 37067 (615) 581-7800		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: ANGELICA L. WRIGHT and TONY A. GARDNER 1000 CALDWELL AVENUE NASHVILLE, TN 37204	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 10509020500

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration, the receipt of which is acknowledged,

ANGELICA L. WRIGHT and **TONY A. GARDNER**

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

ANGELICA L. WRIGHT and TONY A. GARDNER
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Waverly Place, as of record in Plat Book 57, page 95, Register's Office for said County, described according to survey by John Kohl, Surveyor, dated May 25, 1970, as follows:

BEGINNING at an iron pin in the northerly margin of Caldwell Avenue, said pin being north 85° 14' West 28.39 feet from a curve at the entrance to 10th Avenue South; thence leaving Caldwell Avenue north 3° 06' east 159.08 feet to an iron pin in the southerly margin of an alley; thence with same south 85° 18' east 43.70 feet to an iron pin in the west margin of 10th Avenue South; thence with the margin of the same south 2° 38' west 142.59 feet to the beginning of a curve; thence around said curve southwesterly 25.73 feet to an iron pin in the margin of Caldwell Avenue; thence with the margin of the same north 85° 14' west 28.39 feet to the point of beginning.

BEING the same property conveyed to Sam E. Gardner and wife, Annie M. Gardner, by instrument of record in Book 4422, page 767, Register's Office for Davidson County, Tennessee. Being the same

property in which the interest of Sam E. Gardner vested in Annie M. Gardner upon the death of Sam E. Gardner who predeceased. Being the same property in which Angelica L. Wright devised the interest hereinabove referenced to ANGELICA L. WRIGHT AND TONY A. GARDNER under the terms and provisions of her Last Will and Testament admitted to probate in the Eighth Circuit Court, Probate Division, Davidson County, Tennessee in Case No. 19P1592.

This conveyance is being made to create a joint tenancy with rights of survivorship.

This is improved property known as: 1000 Caldwell Avenue, Nashville, Tennessee 37204.

Further, affiant saith not.

WITNESS OUR HANDS this 23 day of May, 2020.

Angelica L. Wright
ANGELICA L. WRIGHT

Tony A. Gardner
TONY A. GARDNER

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **ANGELICA L. WRIGHT** and **TONY A. GARDNER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they both executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23 day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 6/24/23

CHRIS FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 23 day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 6/24/23

CHRIS FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON