Karen Johnson Davidson County
Batch# 419297 DEEDQC
06/18/2020 01:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0064460

QUITCLAIM DEED AJ-QCD-20-2506	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2020. Notary Public MY COMMISSION EXPIRES: 5/13/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nelda May Woollard Bauman	**Same**	
(NAME)	(NAME)	
2506 Westwood Drive		**10514025300 and 10514025400**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NELDA MAY WOOLLARD BAUMAN, A SINGLE LADY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

NELDA MAY WOOLLARD BAUMAN, A SINGLE LADY ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TWO LOTS LYING ADJACENT AND ALL IMPROVEMENTS THEREON, SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED THUS:

LOTS NUMBERS 55 AND 56 IN GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD, PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 99 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOTS NUMBERS 55 AND 56 FRONT 50 FEET EAST ON THE EASTERLY SIDE OF SEVENTH AVENUE, SOUTH, EXTENDING AND RUNNING BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY. LOT NUMBER 56 RUNS BACK WITH THE NORTHERLY MARGIN OF WESTWOOD STREET.

BEING THE SAME PROPERTY CONVEYED AS A LIFE ESTATE TO MR. JAMES ROBERT WOOLLARD FROM MRS. FANNIE WOOLLARD BY DEED OF RECORD IN DEED BOOK 913, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MR. JAMES ROBERT WOOLLARD HAVING SINCE PASSED AWAY IN NOVEMBER OF 1972, THE PROPERTY WAS CONVEYED TO NELDA MAY WOOLLARD BAUMAN AS REMAINDERMAN IN THE ABOVE MENTIONED DEED, AS REFERENCED IN AFFIDAVIT FOUND IN BOOK 10118, PAGE 714, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 11, 1996.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the Grantee*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This property is also known as: **2506 Westwood Drive, Nashville, TN, 37204 and 0 Westwood Drive, Nashville, TN, 37204**

Witness our hands this the 16 day of June, 2020.

Nelda May Woollard Bauman

Nelda May Woollard Bauman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nelda May Woollard Bauman,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of June, 2020.

Notary Public
My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY