Karen Johnson Davidson County
Batch# 493609 DEEDQC
10/09/2020 03:42:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201009-0117861

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00 (none).

Subscribed and sworn before me this the 9th day of October 2020.

Andrew Dave Ward
Affiant

Richard Hedgepath
NOTARY PUBLIC
My commission expires: 03-07-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Andrew Dave Ward, and	Same	092 06 0 253.00
Latonya Yvette White		
317 Kingview Dr. Nashville, TN 37218		

FOR AND IN CONSIDERATION of One Dollar ($1.00), and for and in further consideration, I, Andrew Dave Ward, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto Andrew Dave Ward and Latonya Yvette White as joint tenants in common with right of survivorship, hereinafter referred to as Grantees, their successors and assigns, all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lots Nos. 13, 14, and 15 on the map of Faulconer and Ashcraft's subdivision of lots Nos. 18 and 19 of the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

Said Lot No. 13 fronts 31 feet on the southerly side of Herman, formerly Jackson Street and runs back between parallel lines, with the westerly margin of an alley, 108 - 1/2 feet, more or less to an alley in the rear.

Said Lots Nos. 14 and 15 front 35 feet each on the southerly side of Herman, formerly Prospect Street, and runs back between parallel lines 108 – 1/2 feet, more or less, to an alley.

Being the same property conveyed to ANDREW DAVE WARD by quitclaim deed from LaWANDA M. BASS of record as Instrument #20080204-0011447, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is improved property known as: **2505 Herman Street, Nashville, TN 37208.**

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

Witness my hand this 9th day of October 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew Dave Ward

ANDREW DAVE WARD - Grantor

RICHARD HEDGEPATH JR NOTARY PUBLIC DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDREW DAVE WARD**, the 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 9th day of October 2020.

NOTARY PUBLIC: Richard Hedgepath

My commission expires: 03-07-2023