Karen Johnson Davidson County
Batch# 512396 DEEDQC
11/09/2020 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20201109-0131551

This Instrument Prepared By:

JOE M. LAMBERT, JR.
ATTORNEY AT LAW
100 Public Square North, Suite 3
Shelbyville, TN 37160
(931) 684-9600

Information contained in this
Deed provided by the Grantor.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility:

Leon Scott Ward, Jr. Revocable Trust
- - Owner
3600 Hillsboro Road, Unit F-6
Nashville, TN 37215

Map-Parcel Number: 117-11-B, 86.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **LEON SCOTT WARD, JR.**, have this day bargained and sold and do hereby quitclaim and convey unto the **LEON SCOTT WARD, JR., REVOCABLE TRUST**, its successors and assigns, all right, title, claim, and interest I have in certain real estate lying and being in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. F-6, Parcel No. 86 in a horizontal property regime which is located on the plat of Villager East Condominium, of record in Book 5200, page 178, Register's Office for Davidson County, TN.
>
> Being the same property conveyed to Leon Scott Ward, Jr., single, by Deed from Sam Hunt, Jr., single (a.k.a. Sam H. Hunt, dated January 3, 1994, of record at Book 9207, page 313, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 15th day of May, 2012.

Leon Scott Ward Jr.
LEON SCOTT WARD, JR.

STATE OF TENNESSEE,
COUNTY OF Davidson.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named LEON SCOTT WARD, JR., 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this the 1 day of May.

NOTARY PUBLIC

My Commission Expires: 3-8-16

MICHELLE BULL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICH IS GREATER IS $ 100,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Leon Scott Ward Jr.
AFFIANT

Subscribed and sworn to before me this the 1 day of May, 2012.

NOTARY PUBLIC OR REGISTER

My Commission Expires: 3-8-16

MICHELLE BULL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley

Notary Public

My Commission expires: 3/7/2023