Karen Johnson Davidson County
Batch# 523343 DEEDQC
12/02/2020 11:12:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201202-0139886

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Walter Ware, Trustee of the	JP Investment Group, LLC	075-13-0-173.00
321 Bonnaridge Drive Land Trust	5800 Maudina Avenue	
5800 Maudina Ave	Nashville, TN 37209	
Nashville, TN 37209		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Walter Ware,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Walter Ware, Trustee of The 321 Bonnaridge Drive Land Trust,** its successors and/or assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County Tennessee, being Lot No. 57 on the Plan of Hermitage Hills Subdivision, as of record in Plat Book 2900, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter Ware, unmarried by Warranty Deed from Robert W. Ingram and wife, Sherri B. Ingram, d//b/a Ingram Properties, dated May 5, 2006, recorded July 21, 2006 of record in 20060721-0088304, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of November 2020.

Walter S. Ware

Walter Ware

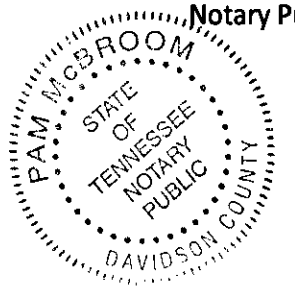
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Ware, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th day of November 2020.

Notary Public

My Commission Expires: 7/9/22



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of November 2020.

Notary Public

My Commission Expires: 7/9/22

