Karen Johnson Davidson County
Batch# 598751 DEEDQC
03/23/2021 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038366

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Patrick B. Ward Lindsey M.Ward 802 Bixler Ave. Madison, TN 37115	Patrick B. Ward Lindsey M. Ward 802 Bixler Ave. Madison, TN 37115	043-05-0-108.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patrick B. Ward, Married,** by these presents does hereby quitclaim and convey unto **Patrick B. Ward and Lindsey M. Ward, Husband and Wife,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the southerly one half of Lot 8 of Block "A" on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description and being futher described as follows: said part of Lot No. 8 fronts 50.5 feet on the easterly side of Bixler Avenue and extends back 191.5 feet between parallel lines to a dead line in the rear measuring 50.5 feet thereon.

Being the same property conveyed to Joseph A. Vido, II, an unmarried person by Warranty Deed from Patrick Mockmore and wife, Rebecca Mockmore of record in Instrument No. 20120416-0032300, Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 16, 2012.

Being the same property conveyed to Patrick B. Ward, by Warranty Deed from Joseph A. Vido, II, a Married Man, of record in Instrument No. 20160729-0078440, Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 2, 2016.

Being also known as 802 Bixler Avenue, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16th day of March, 2021.

Affiant

My commission expires: 9-2-24
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of March, 2021.

Patrick B. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal the 16th day of March, 2021.

Notary Public

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022