QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 643176 DEEDQC
05/24/2021 12:58:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210524-0070058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2021.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Ruthie Wingfield	**New Owner**	
(NAME)	(NAME)	
2107 Lindell Avenue		
(ADDRESS)	(ADDRESS)	**10510033000**
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM VAN WADE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **RUTHIE WINGFIELD,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being a tract of land lying in Metropolitan Nashville Davidson County being Lot 1 of Edgehill Estates Section 115 in PL-00004885-0000162 and being bound on the east by Lindell Avenue (R.O.W. Varies), on the south by Linda G. Terrell (DB-00006052-0000360), on the west by Alley 676 (R.O.W. 15 ft.), and on the north by Betty S. Smith (DB-00008113-0000442) and Janis L. Bryant (QC-20120420-0034064) and being more particularly described as follows:

LOT 1A

BEGINNING at a capped rebar set on the west margin of Lindell Avenue, said capped rebar set being then northeast corner of Terrell; thence with the north line of Terrell S 74°38'28" W, 161.50 ft. to a 1/2-inch rebar found in a gravel drive lying on the east margin of Alley 676; thence with the said east margin of Alley 676 N 15°16'38" W, 59.84 ft. to a capped rebar set, thence with a new line of division N 70°08'09" E, 120.42 ft. to a capped rebar set lying on the south line of Bryant; thence with Bryant S 82°57'32" E, 32.34 ft. to a point in a concrete drive lying on the west margin of Lindell Avenue; thence with the west margin of Lindell Avenue S 26°44'32" E, 58.12 ft. to the POINT OF BEGINNING containing 0.23 Acres ± or 9968 Square Feet ± according to a survey performed by Russell A. White, TN RLS 2932, TN CFS-043, D/B/A Associates in Surveying & Mapping, P.O. Box 166, Unionville, Tennessee 37180, dated January 29, 2021, and being a southern portion of the property described in QC-200000609-0057977, recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Van Wade, by quitclaim deed from Ruthie Wingfield, of record in Instrument #20210205-0017149 in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 24th day of May, 2021.

William Van Wade

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM VAN WADE,** the within named grantor, 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 24 day of May 2021.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY