Karen Johnson Davidson County
Batch# 693306 DEEDQC
08/09/2021 11:01:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0106832

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Terry N. Ward and wife, Jonna S. Ward

TO.....QUITCLAIM DEED

GRANTEE(S): Terry N. Ward and Jonna S. Ward as Trustees of The Ward Income Only Trust Dated August 4, 2021.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Terry N. Ward and wife, Jonna S. Ward, hereinafter referred to as "Grantors", have this day by these presents do hereby transfer and convey unto Terry N. Ward and Jonna S. Ward, as Trustees of The Ward Income Only Trust Dated August 4, 2021, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in the 1st Councilmanic District of Davidson County, Tennessee, and being Lot No. 10 on the subdivision of the Charles C. Bonds and wife's property as of record in Deod Book 4694, page 151, Register's Office for Davidson County, Tennessee, and described according to a survey made by McConnell Engineering on April 13, 1978, as follows:

BEGINNING at a point in the westerly margin of Battle Road at the south corner of a tract of land conveyed by Charles C. Bonds and wife, Rachel Y. Bonds, to Monica Smithson (being Lot No. 11 of said subdivision), by deed of record in Book 6152, page 436, said Register's Office; thence South along the westerly margin of Battle Road South 02 deg. 41' 39" West 264.58 feet to the northeast corner of Lot 9 of said subdivision; thence along the northerly margin of Lot No 9 South 85 deg. 21' 51" West 245.7 feet to a point, said point being the common corner of Lots Nos. 7 and 8 of said subdivision; thence South along the northerly margin of Lots Nos. 7 and 8 of said Subdivision, South 73 deg. 15' 51" West 424.16 feet to a point, said point being the Northwest corner of Lot No. 7 of said subdivision; thence North along the southerly boundary of Lot No. 11 North 26 deg. 01' 05" East 385.83 feet to a point; thence continuing with the southerly boundary of said Lot No. 11 North 87 deg. 45' 37" East 500 feet to the point of beginning, containing 3.50 acres more or less.

Map 188 Parcel 018.00

Property Address: 678 Battle Road

This being the same property acquired by Terry N. Ward and wife, Jonna S. Ward by deed of record in Deed Book S178, page 606, Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2021 will be paid by and thereafter assumed by the Grantees.

Executed at Pulaski, Tennessee, this day, August 4, 2021.

Terry N. Ward

Jonna S. Ward

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Terry N. Ward and wife, Jonna S. Ward, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, August 4, 2021.

ALEXANDRIA SYBIL BOWLES
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Notary Public

My commission expires: August 20, 2024

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(4).

Terry N. Ward, co-Trustee of The
Ward Income Only Trust Dated August 4, 2021

Jonna S. Ward, co-Trustee of The
Ward Income Only Trust Dated August 4, 2021

Sworn to and subscribed before me on this day, August 4, 2021.

ALEXANDRIA SYBIL BOWLES
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Notary Public

My commission expires: August 20, 2024

All tax bills and paperwork to be sent to and address of New Owner:
Terry and Jonna Ward
678 Battle Road
Nolensville, TN 37135