Karen Johnson Davidson County
Batch# 736095 DEEDQC
10/13/2021 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137883

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 31554336

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Peabody & Dakota Strategic Realty, LLC<br>2205 Hampton Avenue<br>Nashville, TN 37215 | Peabody & Dakota Strategic Realty, LLC<br>2205 Hampton Avenue<br>Nashville, TN 37215 | Map & Parcel<br>104 10 0 244.00 |

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ANN M. WADDEY (a/k/a ANN M. MCREDMOND), by these presents do hereby quitclaim and convey unto PEABODY & DAKOTA STRATEGIC REALTY, LLC, a Tennessee limited liability company, its successors and assigns, all of my right, title and interest in and to the property described on Exhibit A hereto.

The legal description on Exhibit A is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 502 Lancaster Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of September 2021.

Ann M. Waddey
ANN M. WADDEY

I. C. Waddey, Jr., husband of Ann M. Waddey, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Ann M. Waddey's interest in the above-described real property solely by virtue of his marriage to Ann M. Waddey.

I. C. WADDEY, JR.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, I. C. WADDEY, JR. and ANN M. WADDEY the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of September, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 7th day of September, 2021.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of Lot No. 179 of Dr. R. W. Grizzard's Subdivision of record in Book 4715, page 73, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 2 fronts 80.3 feet on the easterly margin of Lancaster Avenue, as relocated and extends back between lines 118.0 feet on the northerly line and 123.0 feet on the southerly line, to a line on the rear on which it measures 80.0 feet.

Being the same property conveyed to Ann M. McRedmond by deed dated August 19, 1985 and recorded in Book 6634, page 664, Register's Office for Davidson County. See also deed of correction as of record as Instrument #00006652-0000746, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 27, 2021 (date of document).

Aubrey Burns
Affiant Signature

October 12, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October, 2021.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

