Karen Johnson Davidson County
Batch# 751421 DEEDQC
11/08/2021 03:44:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211108-0149140

This Instrument Prepared by:
George M. Johnson PC
215 High Lea Road
Brentwood, TN 37027

This instrument was prepared from information supplied by the parties without the benefit of a title search, for which the preparer assumes no responsibility. No boundary survey was made at the time of this conveyance with the legal description being the same as the previous deed of record.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Mary Ann Hendrixson**, GRANTOR, does this day bargain, sell, release, remise, quit claim, and convey unto her husband, **Terry Hendrixson,** GRANTEE, all right, title, and interest in and to a certain parcel of real estate described, to wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 45 and the easterly 10 feet of Lot Nos. 1, 2 and 3 on the Map of T.I. Ward's subdivision of certain lots in Williams and Hayes Company's Belleview Plan, of record in Book 974, Page 48 Register's Office for said county. Said lot and parts of said lots adjoin and front together 60 feet on the northerly side of Ward Street and run back between parallel lines, 161 feet to a dead line.

Being a part of the same property conveyed to William V. Hendrixson and Wife, Ellen T. Hendrixson by deed from Marion Sharp and Husband John R. Sharp of record at Book 1583, Pages 317-318 Registers Office for Davidson County, Tennessee with William V. Hendrixson having predeceased Ellen T. Hendrixson wherein he died on August 8, 1996.

ALSO BEING the same property conveyed to Terry Hendrixson and wife, Mary Ann Hendrixson by Co-Personal Representatives, Terry Hendrixson and Jerry Hendrixson in the Estate of Ellen Ray Taylor Hendrixson and by Dwayne Hendrixson, individually, by Personal Representative Deed dated January 31, 2016, recorded as Document Number 20160408-0033988 in the Davidson County Register's Office.

This property is also known as 907 Ward Street, Nashville, Tennessee 37207.

Tax Map & Parcel: 071 12 0 267.00

IN TESTIMONY WHEREOF as Grantor I have hereunto set my hand this 8th day of November 2021.

GRANTOR:

Mary Ann Hendrixson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the state of Tennessee, personally appeared Mary Ann Hendrixson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 8th day of November 2021.

Bansari Patel
Notary Public

Bansari Nirav Patel State of Tennessee Notary Public Williamson County

My Commission Expires ~~My Commission Expires January 28, 2024~~

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Mary Ann Hendrixson
Affiant

STATE OF TENNESSEE)
COUNTY OF Williamson)

Subscribed and sworn before me this the 8th day of November 2021.

Bansari Patel
Notary Public

My commission expires: ~~My Commission Expires January 28, 2024~~

Bansari Nirav Patel State of Tennessee Notary Public Williamson County

Send Tax Bill to Owner: Terry Hendrixson
907 Ward St.
Nashville, TN 37207