Karen Johnson Davidson County
Batch# 846278 DEEDQC
04/27/2022 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220427-0048544

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, April 6, 2022.

Notary Public

My Commission Expires: 1-11-2026

LYNNE B. SERVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

New Owner Address:
Culwell Edwards Ward, Trustee
5884 Fredericksburg Way
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
145-06-0-065.00

QUITCLAIM DEED

Culwell E. Ward and Barbara B. Ward, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Culwell Edwards Ward, Trustee of The Ward Family Trust, dated April 6, 2022** ("Grantee), all right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A

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

<Signature page to follow.>

872025 1/020220458

WITNESS my hand on this day, April 6, 2022.

Culwell E. Ward

Barbara B. Ward, by Cullwell Edwards Ward, attorney in fact, pursuant to a Durable General Power of Attorney dated April 3, 2019, of record in Instrument No. 20220413-0043039 Davidson County, Tennessee Register of Deeds Office

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Culwell E. Ward**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, April 6, 2022.

Notary Public

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-2024

My Commission Expires: 11/12/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the said State and County, **Culwell Edwards Ward**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the person who executed the foregoing instrument on behalf of **Barbara B. Ward**, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, on this day, April 6, 2022.

Notary Public

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-2024

My Commission Expires: 11/12/2024

872025.1/020220458

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kimberly Estates, as of record in Book 5210, Page 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Culwell E. Ward and Barbara B. Ward, husband and wife, by Warranty Deed from Thomas J. Limbird and Lee E. Limbird, husband and wife, of record in Instrument No. 20031222-0181516 Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 5884 Fredricksburg Drive, Nashville, TN 37215.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 April 6, 2022

Andrew J. Bellm
Signature

Date: April 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, Esq. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, April 19, 2022.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

872025.1/020220458