Karen Johnson Davidson County
Batch# 848909 DEEDQC
05/02/2022 09:21:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220502-0050441

Quitclaim Deed

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 7th day of April, 2022.

Notary Public
My Commission Expires: 6.24.2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Word Properties, LLC 326 Hurst Drive Old Hickory, TN 37138	NEW OWNER	08116002100

KNOW ALL MEN BY THESE PRESENTS that **Word Ventures, LLC**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Word Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Situated and being in the City of Nashville, and being Lot No. 252 in the addition to The Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 252 fronts 50 feet on the west side of 14th Avenue, North, formerly Alberta Avenue, and runs between parallel lines 170 feet to an alley.

Being the same property conveyed to Word Ventures, LLC from Mayvise W. Word, an unmarried woman and Benny Word, an unmarried man by Quitclaim Deed dated August 13, 2020 and recorded August 24, 2020 in Instrument #20200824-0095492, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 1407 14th Avenue N, Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 7th day of April, 2022.

Benny Word

Mayvise W. Word

Jason W. Word

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Benny Word, 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 Member (or other officer authorized to execute the instrument) of Word Ventures, LLC, the within named bargainor, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Word Ventures, LLC, as Member.

Witness my hand and seal this 7th day of April, 2022.

April G. Nichols
State of Tennessee Notary Public
Williamson County

NOTARY SIGNATURE
Notary Expires: 6-24-2023

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Mayvise W. Word, 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 Member (or other officer authorized to execute the instrument) of Word Ventures, LLC, the within named bargainor, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Word Ventures, LLC, as Member.

Witness my hand and seal this 7th day of April, 2022.

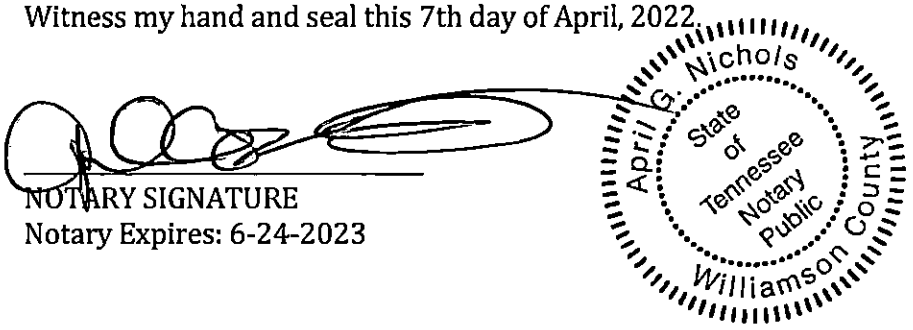
April G. Nichols
State of Tennessee Notary Public
Williamson County

NOTARY SIGNATURE
Notary Expires: 6-24-2023

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason w. Word, 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 Member (or other officer authorized to execute the instrument) of Word Ventures, LLC, the within named bargainor, and that such Member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Word Ventures, LLC, as Member.

Witness my hand and seal this 7th day of April, 2022.



NOTARY SIGNATURE
Notary Expires: 6-24-2023