Karen Johnson Davidson County
Batch# 861474 DEEDQC
05/24/2022 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220524-0059972

This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
James C. Ward, III & Corinne P. Ward 412 W. Brookfield Avenue Nashville, TN 37205	Same	130.09.0.143.00 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CORINNE P. WARD, does hereby quitclaim, transfer and convey all of her right, title and interest in and to the following described real property to JAMES C. WARD, III AND CORINNE P. WARD, husband and wife, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

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

The above description is the same as in the prior deed.

IN TESTIMONY WHEREOF, the grantor has executed this deed on the 12TH day of May, 2022.

Corinne P. Ward

Corinne P. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared CORINNE P. WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2022.

Notary Public

My Commission Expires: 05/07/2024

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 12 day of May, 2022.

Notary Public

My Commission Expires: 05/07/2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Highlands of Belle Meade No. 1, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Corinne P. Ward, by Quitclaim Deed dated November 9, 2015, from James C. Ward, III, of record at Instrument No. 20151113-0115308, Register's Office for Davidson County, Tennessee.

This is improved property known as 412 W. Brookfield Avenue, Nashville, TN 37205.

31419966.2

Certificate of Authenticity

I, Adam F. Harrer, 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 May 12, 2022.

Date

Affiant Signature

05/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

