This instrument prepared by:

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

Karen Johnson Davidson County
Batch# 866902 DEEDQC
06/03/2022 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220603-0064075

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
James C. Ward, III & Corinne P. Ward, Co-Trustees of the Ward Community Property Trust 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, JAMES C. WARD, III AND CORINNE P. WARD, husband and wife, do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described real property to JAMES C. WARD, III AND CORINNE P. WARD, CO-TRUSTEES OF WARD COMMUNITY PROPERTY TRUST dated May 12, 2022, and their successors in trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the consent of any beneficiary, 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 grantors have executed this deed on the 12TH day of May, 2022.

James C. Ward, III

Corinne P. Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: 05/07/2024

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 12 day of May, 2022.

Notary Public

My Commission Expires: 05/07/2024

202206030064075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Courni P. Ward
Affiant

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

Notary Public

My Commission Expires: 05/07/2024

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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 James C. Ward, III and Corinne P. Ward, by Quitclaim Deed dated May 12, 2022, from Corinne P. Ward, of record at Instrument No. 20220524-0059972, Register's Office for Davidson County, Tennessee.

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

31419868.v2

Certificate of Authenticity

I, Lucretia Albert, 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

Lucretia Albert

Affiant Signature

05/12/2022

Date

State of Tennessee

County of Davidson

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

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

202206030064075