Karen Johnson Davidson County
Batch# 928126 DEEDQC
10/11/2022 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221011-0111627

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 7th day of October, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michel A. McDonald, Trustee 3621 Richland Avenue Nashville, Tennessee 37205	SAME	091 11 0 258.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ward R. Pace**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Michel A. McDonald, Trustee of the 5106 Delaware Avenue Trust dated October 7, 2022**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 7th day of October, 2022.

Ward R. Pace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ward R. Pace, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of October, 2022.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

TRACT I:
Land in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 1003 and all of Lots Nos. 1005 and 1007 of Block No. 153 in Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1003 and all of Lots Nos. 1005 and 1007 front together 56 feet on the northerly side of Delaware Avenue and run back between parallel lines 150 feet to an alley.

TRACT II:
Land in Davidson County, Tennessee, being the Lots Nos. 1009 and 1011 Block No. 153 in Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots front together 50 feet on the north side of Delaware Avenue and extend back northwardly between parallel lines 150 feet to an alley 25 feet wide.

TRACT III:
Land in Davidson County, Tennessee, being Lots Nos. 1013 and 1015 Block No. 153 in Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

TRACT IV:
Being Lots Nos. 1017 and 1019 of Block No. 153 in Plan No. 1, West Nashville,, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1017 and 1019 adjoin and front 25 feet each on the northerly side of Delaware Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ward Pace by deed from Ward Pace, of record as Instrument No. 20120319-0023327, Register's Office for Davidson County, Tennessee.

Ward R. Pace and Ward Pace are one and the same person.

This conveyance is subject to:
1. Current year's State and County taxes which have been assumed by the Grantee.
2. Plan of Record in Book 57, pages 74 and 75, Said Register's Office for said County.

This is improved property known as 5106 Delaware Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 October 7, 2022.

October 11, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of October, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024