Karen Johnson Davidson County
Batch# 972696 DEEDQC
02/21/2023 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012154

PREPARED BY:

Andrew J. Bellm, 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, February 21, 2023.

Notary Public

My Commission Expires: 7/5/23

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
J. Wesley Ware and
Amy G. Ware, Co-Trustees
906 Waldkirch Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
105 13 0 358.00

QUITCLAIM DEED

James Wesley Ware and wife, Amy Garland Ware (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **J. Wesley Ware and Amy G. Ware, Co-Trustees of the Ware Family Trust, dated February 21, 2023** ("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.>

WITNESS my hand on this day, February 21, 2023.

James Wesley Ware

Amy Garland Ware

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal on this day, February 21, 2023.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in DAVIDSON County, Tennessee, being Lot No. 48 on the map of Waldkirch's Subdivision of Lots No. 8 and 9 of the W.L.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 48 fronts 50 feet on the northerly side of Waldkirch Avenue and runs back 151.7 feet on the easterly line and 152.8 feet on the westerly line and 152.8 feet on the westerly line to an alley and shows 50 feet on said alley.

Being the same property conveyed to James Wesley Ware and wife, Amy Garland Ware by Warranty Deed from J. Miller Enterprises, LLC, a Tennessee limited liability company, of record in Instrument No. 20111104-0086397, 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 906 Waldkirch Avenue, Nashville, TN 37204.

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 February 21, 2023.

Signature

Date: February 21, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm, 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, February 21, 2023.

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