THIS INSTRUMENT PREPARED
BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 979183 DEEDQC
03/10/2023 09:14:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017334

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Billy M. Ward 410 Atlantic Ave. Madison, TN 37115	Same	03410009600

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jeanine Victoria Hamilton**, a single woman, by these presents does hereby quitclaim and convey unto **Billy M. Ward**, a single man, and his successors and assigns, all her right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 9, 10, 11, 12, 13, and the westerly one-half of Lot No. 14 of Block 2 of Edenwold Center Subdivision, as of record in Book 421 **, Page** 128 **, Register's Office for said County.**

Said westerly one-half of Lot No. 14 fronts 12-1/2 feet on the sourtherly side of Atlantic Avenue and runs back between parallel lines 100 feet to the L. & N. right-of-way.

Being the same property conveyed to Billy M. Ward and Joyce M. Ward, husband and wife, from Martha L. Calvert, Minnie Belle Williamson, and Rhonda Renee Williamson Warren, by Warranty Deed on March 13, 1991, of record in Instrument DB-00008309 0000879, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital

Dissolution Agreement in that certain case styled *Jeanine Victoria Ward v. Billy Michael Ward*, Third Circuit Court of Davidson County, Tennessee, Docket No. 21D1677, and that there was no other consideration given for the transfer.

Jeanine V Hamilton

Jeanine Victoria Hamilton

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

Sworn to and subscribed before me, this the 13th day of February, 2023.

William D Duke

Notary Public

My Commission Expires:
3/3/2026

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

Witness my hand this 13th day of February, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Jeanine V Hamilton

Jeanine Victoria Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Jeanine Victoria Hamilton**, 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 official seal at Goodlettsville, Tennessee this the 13th day of February, 2023.

William D Duke

Notary Public

My Commission Expires:
3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.