Karen Johnson Davidson County
Batch# 1048159 DEEDQC
09/11/2023 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230911-0070957

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
3613 Sperry Avenue Community Property Trust 3613 Sperry Avenue Nashville, TN 37215	Same	117-05-0-040.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES C. WARD (a/k/a James Culwell Ward) and PATRICIA M. WARD (a/k/a Patricia McWilliams Ward), husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to 3613 SPERRY AVENUE COMMUNITY PROPERTY TRUST, all of their interest in that certain real property in Davidson County, Tennessee more particularly on Exhibit A attached hereto.

This is property known as 3613 Sperry Avenue, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 10th day of August, 2023.

JAMES C. WARD

PATRICIA M. WARD

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, JAMES C. WARD, 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, at office, as of this 10th day of August, 2023.

REBECCA CHERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-21-2024

Notary Public
My Commission Expires: 12/21/2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, PATRICIA M. WARD, 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, at office, as of this 10th day of August, 2023.

REBECCA CHERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-21-2024

Notary Public
My Commission Expires: 12/21/2024

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.

Patricia M. Ward
Affiant

Subscribed and sworn to before me, this 10th day of August, 2023.

REBECCA CHERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-21-2024

Notary Public
My Commission Expires: 12/21/2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Henry Sperry Subdivision of record in Plat Book 974, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 fronts 100 feet on the Southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James C. Ward and Patricia M. Ward, husband and wife, by Warranty deed from Seth Patrick Colley and wife, Heather H. Colley of record in Instrument No. 20150928-0098287 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 28, 2015.

This conveyance is subject to:

- Taxes for the year 2023 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: 3613 Sperry Avenue, Nashville, Tennessee 37215

35411565.2

Tennessee Certification of Electronic Document

I, Adam 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 Aug 10, 2023 (date of document).

Affiant Signature

09/11/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of September, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

