Karen Johnson Davidson County
Batch# 1068702 DEEDQC
11/06/2023 11:09:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231106-0086586

RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167

QUIT CLAIM DEED

PATRICIA L. HURTT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Ronald M. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2023

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 3/15/25

THIS INSTRUMENT WAS PREPARED BY
Victory Title & Escrow, LLC, 695 President Place, Suite 203, Smyrna, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ronald M. Ward **4725 Lori Dr.** **Antioch, TN 37013**	**SAME**	**148-12-29.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RONALD M. WARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

RONALD M. WARD, UNMARRIED AND RONALD KEVIN WARD, MARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of Lori Heights, as of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee, as follows:

Said Lot 2 fronts 175.38 feet on the southwesterly side of Lori Drive and extends back 266.25 feet to the northerly line and 299.08 feet on the southerly line to a dead line in the rear measuring 114.48 feet thereon.

Being the same property conveyed to Ronald M. Ward and wife, Nancy R. Ward by Warranty Deed from Alfred Finkelstein, and wife Ruth Finkelstein of record in Book 111. Page 206, in the Register's Office for Davidson County, Tennessee. The said Nancy R. Ward having since died leaving property vested sole to Ronald M. Ward.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 4725 Lori Drive, Antioch, TN 37013

WITNESS MY HAND THIS 24TH DAY OF OCTOBER, 2023.

Ronald Maddox Ward

RONALD M. WARD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald M. Ward the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee, this 24TH day of October 2023.

Commission Expires: 3/15/25

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025