Karen Johnson Davidson County
Batch# 1083865 DEEDQC
12/19/2023 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097798

WESLEY BLOW TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

BLOW TENNESSEE NOTARY PUBLIC Exp. COUNTY ILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Carson McCann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2023.

My Commission Expires:_____ Wesley Blow
Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Cyrenia Wardwell	NEW OWNER	**146-16-0-208.00**
304 Timberdale Court		
Nashville, TN 37211		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sarah Wardwell,** Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Cyrenia Wardwell,** her heirs, successors, and assigns, all my entire interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1030 on the Plan of Brentwood Hall, Section 13, of record in Book 2663, Page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cyrenia Wardwell and Sarah Wardwell, as Joint Tenants with Rights of Survivorship, by Warranty Deed of record as Instrument # 20180709-0065830, Register's Office for Davidson County, Tennessee; as corrected by Scrivener's Affidavit of record as Instrument # 20181012-0101398, Register's Office for Davidson County, Tennessee.

Being improved property known as 5024 Kincannon Drive, Nashville, TN 37220.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 8th day of December, 2023.

Sarah Wardwell
Sarah Wardwell

* Tyler Graham

*joining in this conveyance to convey any spousal interest he has by law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sarah Wardwell and Tyler Graham, wife + husband, , with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2023.

Notary Public

My Commission Expires

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/14/25
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell T. McCann, 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 December 8, 2023.

Date

Affiant Signature

12-19-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON