Karen Johnson Davidson County
Batch# 1095005 DEEDQC
01/26/2024 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240126-0005518

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Carrie H. Ward, 3502 Hopkins St, Nashville, TN 37215

Order Number: 73635663

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MARGARET H. SMITH**, an unmarried woman and **CARRIE H. WARD**, an unmarried woman, for Zero Dollars and 00/100 ($0.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **CARRIE H. WARD**, an unmarried woman, whose address is 3502 Hopkins St, Nashville, TN 37215, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 137-B, ON THE PLAN OF BENTLEY PARK CONDOMINIUMS, OF RECORD IN BOOK 6900, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 117110E00400CO
Street address of property: 3502 Hopkins St, Nashville, TN 37215

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202401260005518

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20221212-0128552 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Carrie H. Ward, 3502 Hopkins St, Nashville, TN 37215

Signed this 22 day of January, 2024.

Signatures of Grantors (1 of 2):

Margaret H. Smith

Margaret H. Smith

STATE OF Tennessee, COUNTYOF Davidson, SS:

BE IT remembered That on this 22 day of January, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Margaret H. Smith**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

PCL 73635663 QC101 01 02 04

Signed this 22 day of January, 2024.

Signatures of Grantors (2 of 2):

Carrie H. Ward

Carrie H. Ward

STATE OF Tennessee, COUNTYOF Davidson, SS:

BE IT remembered That on this 22 day of January, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Carrie H. Ward**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Kimberly Kronick-Worrall

Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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OATH OF CONSIDERATION

I, Carrie H. Ward, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is 0.

Signed this 22 day of January, 2024.

Signatures of Affiant(s):

Carrie H. Ward

Carrie H. Ward

Sworn and subscribed before me this 22 day of January, 2024.

Kimberly Kronick-Worrall

Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/22/2024 (date of document).

Affiant Signature

Jan 23, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE