# QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1103467 DEEDQC
02/22/2024 10:02:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240222-0012127

G-RB-23-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP ~~/ PARCEL~~ NUMBER (S) |
|---|---|---|
| **Jamie A. Ward** | Same as new owner | |
| (NAME) | (NAME) | **073-13-0-220.00** |
| **2013 Forrest Green Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the Final Divorce Decree entered in under Case No. 23D-611 in the Fourth Circuit Court for Davidson County, Tennessee, **JAMIE A. WARD, AN UNMARRIED WOMAN AND DAVID P. WARD, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMIE A. WARD, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 132 on the Plan of Henderson Gardens, Section Three, which is of record in Plat Book 3600, Page 27, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 132 fronts 110.00 feet on the northerly margin of forrest Green Drive and extends back 144.0 feet on the Westerly line and 147.03 feet on the easterly line to a dead line in the rear measuring 110.10 feet thereon.

Being the same property conveyed to Jamie A. Ward and David P. Ward, wife and husband by Warranty Deed from Anthony Higbee and Marielle L. Coe, Higbee, both unmarried of record in Instrument No. 20180820-0082086 Register's Office for Davidson County, Tennessee, dated August 17, 2018 and recorded on August 20, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2013 Forrest Green Dr, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 23rd day of January, 2024.

Jamie A. Ward

David P. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE A. WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID P. WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of JANUARY, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212