Karen Johnson Davidson County
Batch# 1120972 DEEDQC
04/09/2024 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240409-0025148

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

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

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

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/14/25
COUNTY OF WILLIAMSON

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:
Cyrenia Wardwell
304 Timberdale Court
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
See attached Exhibit A

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Cyrenia B. Wardwell**, a single woman, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Cyrenia B. Wardwell Trust**, under agreement dated December 13, 2023, her heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

SEE ATTACHED EXHIBIT A

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

Witness our hands this 19th day of December, 2023.

Cyrenia B. Wardwell
Cyrenia B. Wardwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cyrenia Wardwell**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2023.



My Commission Expires:

Notary Public

EXHIBIT A

Parcel 1: Map-parcel 06215004000 Known as 2609 Pleasant Green Road, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section II, Sutherland Heights, of record in Book 2663, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 135 feet on the north side of Pleasant Green Road and runs back 257 feet on the east line and 240.3 feet on the west line to a dead line in the rear measuring 205 feet thereon.

Being the same property conveyed to Cyrenia Wardwell by Quitclaim Deed from Jessica Wardwell and Eric Steedly, of record as Instrument # 20231219-0097631, Register's Office for Davidson County, Tennessee.

Parcel 2: Map-parcel 147-06-0-178.00 Being known as 304 Timberdale Court, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Caldwell Country Estates Section Two of record in Plat Book 2663, Page 128, 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 by Quitclaim Deed from Melissa Wardwell, of record as Instrument # 20231219-0097797, Register's Office for Davidson County, Tennessee.

Parcel 3: Map-parcel 146-16-0-208.00 Known as 5024 Kincannon Drive, Nashville, TN 37220

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 by Quitclaim Deed from Sarah Wardwell and Tyler Graham, of record as Instrument # 20231219-0097798, Register's Office for Davidson County, Tennessee.

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 19, 2023.

Date

Affiant Signature

4-9-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

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

My Commission Expires: _____

Date

Notary's Seal (if on paper)