Karen Johnson Davidson County
Batch # 1134352 DEEDQC
05/13/2024 03:25:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240513-0035187

This Instrument was prepared by:

Wooten Law Office
120 Court Square East
Covington, TN 38019

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Tax Map Parcel No.
Tara Ward and Nathan Ward	Tara Ward and Nathan Ward	105 11 0 188.00
1364 Round Hill Ln, Spring Hill, TN 37174	1364 Round Hill Ln, Spring Hill, TN 37174	

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 12th day of April 2024, by and between Cecile York *("Grantor")*, and Tara Ward and Nathan Ward, wife and husband *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim unto Grantees, by the entirety, all of Grantors' interest in and to the following described real estate lying and being in the Seventeenth Civil District of Davidson County, Tennessee, and further described as:

Being the same Lot No. 18 of block "3" on the Plan of a subdivision of part of the Sophia M. Real Property, as of record in Book 1130, Page 4 in the Register's Office of Davidson County, Tennessee

Said Lot No. 18 fronts 50 feet on the easterly side of Neal Terrace and runs back between parallel lines 150 feet to dead line. Bearings are based on record.

This being the same property conveyed to Oscar Morris and wife, Lorene William Morris, by deed from Sophia M. Neal and husband, of record in Book 1132, Page 107, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to Joe C. Crews and his Wife, Mildred G. Crews herein at Deed Book 246, Page 543 of the Register's Office of Davidson County, Tennessee. The aforementioned conveyance being subject to restrictive covenants of record in Book 1066, Page 459 in the Register's Office of Davidson County, Tennessee, to which reference is made for source of title.

20240502-0032359

See Last Will and Testament recorded in Book ~~_____~~, Page ~~_____~~ in the Register's Office of Davidson County, Tennessee, to which reference is made for source of title. Said Last Will and Testament was admitted to probate on the 2nd day of November 2023. *See* Last Will and Testament recorded in Will Book 23, Page 1732 in the office of the Davidson County Probate Court.

The parties acknowledge and agree that this conveyance is made without benefit of title examination, and no opinion of title is rendered by the preparer. The preparer of this instrument has relied solely upon the legal description provided by the parties herein. By acceptance of this instrument, Grantees acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accepts full responsibility for the recordation of this Quitclaim Deed.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Cecile C. York
CECILE YORK

STATE OF TENNESSEE

COUNTY OF TIPTON

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared CECILE YORK, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal, this 12 day of April 2024.

My Commission Expires:

9-15-27

NOTARY PUBLIC

WILLIAM ALLEN WOOTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TIPTON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is one dollar.

Affiant

STATE OF TENNESSEE
COUNTY OF Tipton

Subscribed and sworn before me this the 12 day of April, 2024.

Notary Public

My commission expires: 9-15-27

WILLIAM ALLEN WOOTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TIPTON