Prepared by:
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Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 21st day of May, 2024.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1137602 DEEDQC
05/21/2024 01:35:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240521-0037822

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Norman E Ward III, Trustee Jan M. Ward, Trustee 708 General George Patton Road Nashville, Tennessee 37221	New Owner	142-09-0F-708.00-CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Norman E. Ward III, Trustee, and Jan M. Ward, Trustee, the Trustees of the Ward Family Trust under Agreement dated December 29, 2011,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Norman E. Ward III, and Jan M. Ward, Co-Trustees, or their successors in interest, of the Ward Living Trust, dated May 21, 2024, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 708, in River Plantation, Section VIII, Phase II, a condominium, a horizontal property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, register's office for Davidson County, Tennessee, and

described in a Master Deed recorded in Book 7417, page 396, et seq, Register's office of Davidson County, Tennessee, to which reference is hereby made the easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed any By-Laws appended thereto, recorded in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to **Norman E. Ward III, Trustee, and Jan M. Ward, Trustee, the Trustees of the Ward Family Trust under Agreement dated December 29, 2011**, by warranty deed dated July 20, 2022, from Gina Bonn, of record in Instrument No. 20220721-0083518, Davidson County Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 708 General George Patton Road, Nashville, TN 37221.

Witness our hand this 21st day of May, 2024.

Norman E. Ward III, Trustee

Jan M. Ward, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Norman E. Ward III, and Jan M. Ward**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and further acknowledged that they are the Trustees of the Ward Family Trust under Agreement dated December 29, 2011 and had authority to so act.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2024.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON