Karen Johnson Davidson County
Batch# 1147371 DEEDQC
06/14/2024 02:23:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240614-0044784

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of June, 2024

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission expires 3 / 3 / 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Candace J. Ward
4877 Whittier Drive,
Old Hickory, TN 37138

SEND TAX BILLS TO:
Candace J. Ward
4877 Whittier Drive,
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 06509007100

QUITCLAIM DEED
24NT00376

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Theodore H.R. Ward, Timothy E. Ward, Angela K. Oakley & Candace J. Ward, heirs-at-law of Wanda Ward aka Wanda Agatha Ward, deceased.

By these presents do remise, release and **QUITCLAIM** unto

Candace J. Ward

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, page 81, Register's Office for said County.

Being the same property conveyed to Romulus Ward and wife, Wanda Ward from Rudolf Hugel and wife, Mary Linda Hugel, by Warranty Deed dated 08/31/1973 and recorded 09/04/1973 in Book 4743, page 401, Register's Office of said County. Romulus Ward died 2/25/2016, leaving Wanda Ward as surviving tenant by the entirety.

Wanda Ward AKA Wanda Agatha Ward died 04/18/2023, leaving her heirs-at-law as follows, as evidenced by affidavits of heirship recorded as instrument no 20240614004478 2d _20240614004478 3, **Register's office for Davidson County, Tennessee: Theodore H.R. Ward, Timothy E. Ward, Angela K. Oakley & Candace J. Ward.**

This is an improved property commonly known as: 4877 Whittier Dr, Old Hickory, TN 37138-1404

24NT00376

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of May, 2024.

Theodore H.R. Ward

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Theodore H.R. Ward,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 2024.

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Timothy E. Ward

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy E. Ward,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of May, 2024

Notary Public

My Commission expires: 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03-03-2025

Angela K. Oakley

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Angela K. Oakley,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 2024.

Notary Public

My Commission expires: 11/06/24.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Candace J. Ward

Candace J. Ward
State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Candace J. Ward,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of June, 2024.

Notary Public

My Commission expires: 9/2/24.

This document verifies that Angela Oakley, Timothy Ward, and Theodore Ward have each agreed to a buyout of their individual ownership stake of the property located at 4877 Whittier Dr Old Hickory, TN 37138 in the amount of $85,000, which will be sourced through the refinance on the subject property by Candace Ward. The funds will be disbursed directly to Angela, Timothy, and Theodore via check or wire on the day of funding for the refinance.

Angela Oakley

Timothy Ward

Theodore Ward

Candace Ward

Tennessee Certification of Electronic Document

I, Summer Bartm 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 6/14/24 (date of document).

Summer Bartm
Affiant Signature

6/14/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON