Karen Johnson
Batch # 1168308
08/13/2024 09:01:28 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240813-0060929

This Instrument Prepared by:
GRACEFUL AGING LEGAL SERVICES, PLLC
APRIL HARRIS JACKSON, ATTORNEY
11205 Lebanon Rd., Ste. 511
Mt. Juliet, TN 372122
Phone: (615) 846-6201

Address of New Owners:	Send Tax Bills To:	Map & Parcel:
Fred E. Gross and Esther M. Gross; Alan K. Ward and Lynee S. Ward. 7417 Birkdale Place. Nashville, TN 37221	Fred E. Gross and Esther M. Gross c/o Don Gross, Attorney in Fact 7417 Birkdale Place. Nashville, TN 37221	142 06 0 085.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **DON GROSS** as Attorney in Fact for both **FRED E. GROSS and wife, ESTHER M. GROSS,** ("Grantor") this day hereby quitclaims, conveys and transfers unto **ALAN K. WARD and wife, LYNEE S. WARD,** ("Grantees"), a **right of survivorship of the undivided 78% interest conveyed to FRED E. GROSS and wife, ESTHER M. GROSS** in and of a certain tract of land in Davidson, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Birkdale Place of record in Plat Book 7900, Page 971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Fred E. Gross and wife, Esther M. Gross, as tenants by the entirety (an undivided 78% interest), and Alan K. Ward and wife, Lynee S. Ward, as tenants by the entirety (an undivided 22% interest), each undivided interest, as they relate to each other, being held as tenants in common, as recorded in Instrument No. 20221202-0126414 in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared by information provided by the Grantor. No new title search was done.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 18th day of July, 2024.

DON GROSS, as Attorney-in-Fact for
FRED E. GROSS and Attorney-in-Fact
for ESTHER M. GROSS

STATE OF Florida)
COUNTY Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Don Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.
ID produced: Driver License

Witness my hand and official seal this 18th day of July, 2024, .

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Aleksandr Kozlov
Electronic Notary Public
State of Florida
Commission #: HH461002
Commission Expires: 11/02/2027

NOTARY PUBLIC Aleksandr Kozlov
My Commission Expires: 11/02/2027

OATH OF CONSIDERATION

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

DON GROSS, AFFIANT

STATE OF FLORIDA, COUNTY OF NASSAU

Sworn to and subscribed to before me on the 18th day of July, 2024.

by Don Gross

Aleksandr Kozlov
NOTARY PUBLIC
My Commission Expires: 11/02/2027

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Aleksandr Kozlov
Electronic Notary Public
State of Florida
Commission #: HH461002
Commission Expires: 11/02/2027

ATTORNEY CERTIFICATION

I, April Harris Jackson, 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 the 18th day of July, 2024.

April Harris Jackson

Attorney Signature

State of Florida

County of Nassau

Sworn to and subscribed before me this 18th day of July, 2024. by April Jackson

Notary's Signature Aleksandr Kozlov

MY COMMISSION EXPIRES: 11/02/2027

Notarized online using audio-video communication

