THIS INSTRUMENT PREPARED BY
ABBY R. RUBENFELD
RUBENFELD LAW OFFICE, PC
810 Dominican Drive, Suite 215
Nashville, Tennessee 37228

Karen Johnson Davidson County
Batch # 1175997 DEEDQC
08/30/2024 01:50:55 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20240830-0067059

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 24 day of August, 2024.

Notary Public
My commission expires: Oct 4, 2027

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Killian M. Ward 9026 Sawyer Brown Road Nashville, Tennessee 37221	Same - New Owner	Parcel 107-030.00

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, and in consideration of the terms of a written Agreement executed by the parties on August 15, 2024, ANITA L. HAUENSTEIN hereby sells and quitclaims to KILLIAN M. WARD, her successors and assigns, all of her right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

I, ANITA L. HAUENSTEIN, for the express purpose of transferring all of my ownership interest in the real property at issue here to KILLIAN M. WARD, by these presents do hereby quitclaim and convey unto KILLIAN M. WARD, her successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Unit No. 9026, together with the carport designated No. 9026-C on the plan of River Plantation, Section IX, Phase 11-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase 11-E, Condominium Apartments, of record in Book 7900, Pages 583 and 584, Register' s Office for Davidson County, Tennessee, and described in a Master Deed record in Book 8061, Page 341, and further described in annexation document of record on Book 9053, Page 256, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice Kesler, married by Warranty Deed from Cheryl L. Sulc, unmarried and Beverly J. Cheffins, unmarried of record in Instrument No. 20110504-0034276 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 4, 2011.

Being the same property conveyed to Anita L. Hauenstein and Killian Ward as joint tenants with right of survivorship by Warranty deed of record in Instrument No. 20161104-0116891 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 4, 2016.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property, known as 9026 Sawyer Brown Road, Nashville, TN 37221.

IN WITNESS WHEREOF I have hereunto set my hand on this 24th day of August, 2024.

ANITA L. HAUENSTEIN

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 ANITA L. HAUENSTEIN the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 24 day of August, 2024.

NOTARY PUBLIC

My commission expires: Oct 4, 2027

