THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 053-14-0
PARCEL: 046.00 and 059.00
To be combined

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Wanda Fry Byrd
1414 Mohawk Trl.
Madison TN 37115

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED
This deed is being recorded for the sole purpose of combining map and parcels

FOR AND IN CONSIDERATION of no monetary consideration, I, Wanda Fry Byrd, aka Wanda Fry, aka Wanda Marr, Grantor, by these presents do hereby quitclaim and convey unto Wanda Fry Byrd, Grantee, her successor and assigns all of my interest in the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1, as of record in Book 843, page 79, Register's Office of Davidson County, Tennessee.

SAID Lot No. 22 adjoins Lot No. 23 and together front 50 feet each, on the easterly side of Whoopee Trail and extend back between parallel lines 150 feet to a deadline and measures 50 feet each thereon.

Being the same property conveyed to Wanda Fry Byrd by Quitclaim Deed dated 2/5/2010 from Charles Albert Marr of record in Instrument No. 20100212-0011341 and to Charles Albert Marr by Quitclaim Deed dated 1/24/1999 from Wanda Fry Byrd of record in Book 11313, Page 548 and a portion of the real estate conveyed Wanda Fry by Deed dated 1/15/1981 from YMCA Foundation of Metropolitan Nashville of record in Book 5701, Page 490, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1407 Mohawk Trl., Madison TN 37115. Map/Parcel 053-14-0-046.00.

Karen Johnson Davidson County
Batch # 1186152 DEEDQC
09/25/2024 10:44:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240925-0074306

LAND in Davidson County, Tennessee, being Lot Nos. 32 and 33 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1, as of record in Book 843, page 79, Register's Office of Davidson County, Tennessee.

Said Lot Nos. 32 and 33 adjoin and together front 50 feet each on the westerly side of Ocoee Trail and extend back between parallel lines 150 feet to a deadline and measures 50 feet each thereon.

Being part of the same property conveyed to Wanda Fry by Deed dated 1/15/1981 from YMCA Foundation of Metropolitan Nashville of record in Book 5701, Page 490, Register's Office of Davidson County, Tennessee.

This is improved property known as 1408 Ocoee Trl., Madison TN 37115. Map/Parcel 053-14-0-059.00.

LAND in Davidson County, Tennessee, being Lot No. 31 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1, as of record in Book 843, page 79, Register's Office of Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the westerly side of Ocoee Trail and extends back between parallel lines 150 feet to a deadline.

Being the same property conveyed to Wanda Marr by Warranty Deed dated 1/22/1988 from Paul Dewitt McLaurine and Virginia McLaurine Gay, under the will of John H. McLaurine, deceased of record in Book 7455, Page 874, Register's Office of Davidson County, Tennessee.

This is improved property known as 1408 Mohawk Trl., Madison TN 37115. Map/Parcel 053-14-0-059.00.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 23rd day of September 2024.

Wanda Fry Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 23rd day of September, 2024.

Tammy D. Mellons
Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Wanda Fry Byrd
Affiant

Sworn and subscribed before me, this the 23rd day of September 2024.

Tammy D. Mellons
Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY