Karen Johnson
Batch # 1319187
09/08/2025 10 29 31 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250908-0071424

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO	MAP & PARCEL NO:
Ward Revocable Living Trust 1220 McGrace Lane Nashville, TN 37220	New Owner	145-06-0-068.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Susan Sain Ward, widow,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Ward Revocable Living Trust, dated July 3, 2017** all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, in the City of Forrest Hills, being Lot No. 4 on the Resubdivision of Lot Nos. 2, 3 and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, Page 72, Register's Office for Davidson County, Tennessee, being described as follows:

BEGINNING at a point on the northeasterly margin of McGrace Lane being the common corner of Lots 3 and 4; thence with said margin of said road, N.39°44'00"W., a distance of 224.16' to a point; thence N.30°32'56"E., a distance of 408.60' to a point; thence S.70°25'44" E., a distance of 171' to a point, being the common corner of Lots 4 and 3; thence with the dividing line between said Lots 4 and 3, S.20°14'36"W., a distance of 232.60'; thence N.69°45'24"W., a distance of 60' to a point; thence S.20°14'36"W., a distance of 277.11' to the point of beginning, containing 1.94 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM CONVEYANCE IS THAT PORTION CONVEYED TO JACK E. FROETER BY QUITCLAIM DEED OF RECORD IN BOOK 7050, PAGE 367, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, in the City of Forest Hills, being part of Lot 4 on the Resubdivision of Lots No. 2, 3 and 4 in Tanglewood Estates, a plan of which is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of AA Engineers, Inc., dated March 8, 1985:

Beginning with an iron pin located in the northerly right-of-way margin of McGrace Lane also being the southwest corner of Lot 4 of the Tanglewood Estates in the City of Forest Hills as of record in Book 4300, page 72, R.O.D.C., Tennessee; thence with the western line of said Lot 4 N 33° 47' 47" E 132.0 feet to an iron pin on the south side of a concrete driveway; thence, staying on the south side of the said driveway, S 72° 36' 13" E 97.0 feet to an iron pin; thence N 85° 09' 47" E 74.50 feet to an iron pin; thence S 20° 18' 04" W 274.23 feet to an iron pin in the northern margin of McGrace Lane; thence with said margin N 39°43' 56" W 224.16 feet to the point of beginning, containing 0.64 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, in the City of Forest Hills, being part of Lot 3 on the Resubdivision of Lots No. 2, 3 and 4 in Tanglewood Estates, a plan of which

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is of record in Book 4300, page 72, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of AA Engineers, Inc., dated March 8, 1985:

Beginning with an iron pin located in the northern line of the Tanglewood Estates as of record in Book 4300, page 72, also being the northeast corner of Lot 4 and the north west corner of Lot 3; thence with the line between the Lots 3 and 4 S 23° 06' 55" W 234.95 feet to an iron pin; thence S 69° 45' 24" E 126.67 feet to an iron pin located in the westerly line of Lot 2; thence with the line between Lots 3 and 2 N 17° 26' 52" E 236.14 feet to an iron pin; thence N 70° 25' 44" W 103.38 feet to the point of-beginning, containing 0.62 acres, more or less.

TRACT I AND TRACT II BEING SHOWN AS LOT 4 ON THE RESUBDIVISION OF LOT 3 & 4, TANGLEWOOD ESTATES, OF RECORD IN BOOK 6200, PAGE 529, BEING A REVISION OF BOOK 4300, PAGE 72, WHICH IS A REVISION OF BOOK 4175, PAGE 81, OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being a portion of the same property conveyed to Ervin T. Sain and Susan Sain Ward by Warranty Deed from Merrill Sugg Carter, Jane Carter Kern and Margaret Carter Zieman of record in Book 4320, page 230, Register's Office for Davidson County, Tennessee, dated March 20, 1969 and recorded on March 25, 1969.

Being a portion of the same property conveyed to Ben E. Ward and wife, Susan Said Ward, by Partition Deed from Ervin T. Sain of record in Book 4515, page 292, Register's Office for Davidson County, Tennessee, dated November 2, 1970 and recorded on June 28, 1971.

Being a portion of the same property conveyed to James T. McMillen by Quitclaim Deed from Ervin T. Sain, an unmarried person of record in Book 5301, page 562, Register's Office for Davidson County, Tennessee, dated June 21, 1978 and recorded on June 21, 1978, and within the same Deed, James T. McMillen, Trustee conveyed interest unto Ervin T. Sain and Jack E. Froeter, as tenants in common with rights of survivorship. (as to portion of Lot 3)

The said Ervin T. Sain having died on or about April 25, 1983, vesting Jack E. Froeter as surviving tenant.

Being a portion of the same property conveyed to Ben E. Ward and wife, Susan Sain Ward, by Quitclaim Deed (To Exchange Like Properties) from Jack E. Froeter, an unmarried person of record in Book 7050, page 367, Register's Office for Davidson County, Tennessee, dated November 25, 1986 and recorded on November 25, 1986.

Being the same property conveyed to Susan Sain Ward by Quitclaim Deed from Ben E. Ward of record in Book 9580, Page 825, Register's Office for Davidson County, Tennessee, dated January 26, 1995 and recorded on January 27, 1995. *Ben E. Ward died on February 11, 2025 Any interest, marital or pursuant to a tenancy by the entirety, that Ben E. Ward owned in the herein-described property by virtue of his marriage to Susan Sain Ward or by virtue of a defect in the Quitclaim Deed of record in Book 9580, Page 825, said Register's Office, was extinguished by his death Susan Sain Ward and Ben E. Ward were married to one another, without interruption, until the death of Ben E. Ward Susan Sain Ward has never remarried*

This is improved property known as **1220 McGrace Lane, Nashville, TN 37220.**

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

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

[signature on the following page]

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 5 day of September, 2025.

GRANTOR:

Susan Sain Ward

Susan Sain Ward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Susan Sain Ward,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Nancy Enoch

Affiant

Subscribed and sworn to before me, this 5 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028