Karen Johnson Davidson County
Batch# 1384931 DEEDQC
02/24/2026 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014588

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 7th day of November, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Joseph Ward and Louise Sullivan Ward, Trustees 5914 Old Harding Pike Nashville, Tennessee 37205	SAME	129 04 0 022.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Joseph Ward and wife, Louise Sullivan Ward**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by

the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Joseph Ward and Louise Sullivan Ward, Trustees of the James & Louise Ward Living Trust, established by the Revocable Trust Agreement of James Joseph Ward and Louise Sullivan Ward dated November 7, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 7th day of November, 2025.

James Joseph Ward

Louise Sullivan Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Joseph Ward and Louise Sullivan Ward, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of November, 2025.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Tract 1

Being Lot No. 1 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2

Being Lot No. 2 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the legal description of Lot No. 2, but specifically excluded from this conveyance is the property conveyed to Sue Rankin Thomas by deed dated July 10, 1962, from James Leo Johnson and wife, Martha Jane Johnson, of record in Book 3405, Page 128, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being the Northerly 197.0 feet of Lot No. 2 on the Plan of Westview Subdivision of record in Plat Book 2330, Page 155, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 197.9 feet on the Westerly side of Old Harding Road and runs back 372.5 feet along its Northerly line and along the Southerly lines of Lot Nos. 3 and 9, which said line is a broken line, and 358.1 feet along the Southerly line, which said line is parallel to the Northerly line of Lot No. 1, to a dead line in the rear measuring 151.2 feet thereon.

Being the same property conveyed to James Joseph Ward and Louise Sullivan Ward, husband and wife by deed from William Chaney and Katherine Chaney, husband and wife, of record as Instrument No. 20170921-0096899, Register's Office for Davidson County, Tennessee.

This is improved property known as 5914 Old Harding Pike, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 7, 2025.

02/24/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

