PREPARED BY: RACHEL M. WAFFIRD

4320 GRAY'S POINT ROAD

JOELTON, TN 37080

Karen Johnson Davidson County
Batch # 1386582 DEEDQC
02/27/2026 02:18:43 PM 3 pgs
Fees: $18.00 Taxes: $3.70
20260227-0015754

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills to:	Map and Parcel Numbers
William Waffird 4320 Gray's Point Rd Joelton, TN 37080	Same	Map 29 Parcel 42

FOR AND IN CONSIDERATION OF ONE THOUSAND DOLLARS ($1,000.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents **Angela Claire Kerns and sister, Lisa Ann Fonseca,** do hereby quitclaim and convey to our tenant, William Waffird, a married person as tenants with a right of survivorship, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Map showing subdivision of Mrs. Susie Bennett's property, not of record, made by R.L. Pardue, Jr., Surveyor, August 2, 1940.

Said Lot No. 3 fronts 95 feet on the northerly side of Ridge Road and runs back on the easterly line 198 feet on the westerly line 145 feet to a dead line, and shows 148.5 feet on said dead line.

Being the same property conveyed to Wayne Proctor and wife, Atha Proctor, by deed from Kathleen Jones and Charles Binkley, of record in Book 4253, page 831, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Claire Kerns and sister, Lisa Ann Fonseca, by deed from Wayne Proctor and wife, Atha Proctor, instrument # 20131227-0130351

This is improved property known as 4320 Gray's Point Road, Joelton, Tennessee 37080.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including the equitable and statutory rights of redemption.

IN WITNESS WHEREOF , we have hereunto set our hands on this 2nd day of November, 2025.

Angela Claire Kerns

Lisa Ann Fonseca

Lisa Ann Fonseca

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, Karen Bolling-Hall, a Notary Public in and for said county and state, the within named, Angela Claire Kerns and Lisa Ann Fonseca, the Bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this 2nd day of Nov., 2025.

Karen A. Bolling-Hall
Notary Public

My commission Expires: Aug. 26th 2028

KAREN A BOLLING-HALL NOTARY STATE OF TENNESSEE PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration, or value, whichever is greater for this transfer is $1,000.00

William Waffle
Affiant

Sworn to and subscribed before me, this the 2nd day of Nov.,

Karen A Bolling-Hall
Notary Public

My Commission Expires: Aug. 26th 2028

KAREN A BOLLING-HALL NOTARY STATE OF TENNESSEE PUBLIC CHEATHAM COUNTY