Davidson County DEEDQC
Recvd: 10/30/08 15:53 3 pgs
Fees:17.00 Taxes:0.00
20081030-0108490

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Kerry W. H. Woodard** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Claudia L. Woodard, his marital interest and title**, allowing Claudia L. Woodard to own title to the property in fee simple absolute to the following described real estate, located in **Davidson County, Tennessee**, described as follows:

4521 Xavier Drive Antioch, TN 37013

Land in Davidson County, Tennessee, being Lot No. 89 on the plan of Section Two Oakwood Terrace, of record in Book 4460, page 118 and 119, Register's Office for said County.

SAID Lot No. 89 fronts 64.0 feet on the westerly margin of Xavier Drive and extends back 113.3 feet on the northerly line and 117.6 feet on the southerly line to a dead line in the rear, measuring 80.52 feet thereon.

Being the same property conveyed to Claudia L. Lavender in fee simple, on September 2, 1993, by deed from Cherokee Equity Corporation, of record in Book 9068 and Page 763, Register's Office for Davidson County.

Said Claudia L. Lavender married Kerry W.H. Woodard on September 30, 1995 in Davidson County, and is now known as Claudia L. Woodard.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 4650, page 995, and Book 4689, page 376, said Register's Office; and to all matters as shown on the plan of record in Book 4460, page 118 and 119, said Register's Office; and subject to right-of-way easement for driveway of record in Book 4859, page 266, said Register's Office.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 29th day of **October, 2008.**

Kerry W. H. Woodard

Kerry W. H. Woodard

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Kerry W. H. Woodard**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Peggy Malinda Chatman executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 29th day of **October, 2008.**

My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009

Notary Public

Sworn and subscribed to me this 29th day of **October, 2008.**

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration for this transfer is -0-

Florence King
Affiant

Witness my hand and official seal this 29th day of **October, 2008.**

My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009

Notary Public

Sworn and subscribed to me this 29th day of **October, 2008.**

Prepared by: Pinnacle Title & Escrow, LLC at 2109 Buena Vista Pike, Nashville, TN 37218

Map No. and Parcel Number- 148-08-0-113.00

Improved property known as/Address of owner: 4521 Xavier Drive, Antioch, TN, 37013

Send Tax Bills to: Claudia L. Woodard , 4521 Xavier Drive, Antioch, TN, 37013

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012