Davidson County DEEDQC
Recvd: 02/21/17 12:33 5 pgs
Fees:27.00 Taxes:0.00
20170221-0017232

QUITCLAIM DEED

File#: CF-TN-32815

MAIL RECORDED DEED TO:

LARRY WOODS
ELIZABETH WOODS
3502 CENTRAL AVENUE
NASHVILLE, TN 37205

OWNER (SEND TAX BILLS TO):

LARRY WOODS
ELIZABETH WOODS
3502 CENTRAL AVENUE
NASHVILLE, TN 37205

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY WOODS, a married man, joined by his spouse, ELIZABETH WOODS (herein, "Grantor"), whose address is 3502 Central Avenue, Nashville, TN 37205, hereby bargains, sells, remises, releases, quit claims and conveys to LARRY WOODS and ELIZABETH WOODS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3502 Central Avenue, Nashville, TN 37205, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 735 Park Circle, Nashville, TN 37205

PIN NO: 104 02 0 002.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 15th day of February, 2017.

GRANTOR:

Larry L Woods

Larry Woods

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Larry Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February 2017.

[Affix Notary Seal]

Steven W. Nordstrom

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

GRANTOR:

Elizabeth Woods

Elizabeth Woods

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February 2017.

[Affix Notary Seal]

Steven W. Nordstrom

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ~~$0.00~~ $10.00.

SWN

GRANTEE

Grantee signature Larry L Woods
Larry Woods

Subscribed and sworn to under oath before me, this 15th day of February, 2017.

[Affix Notary Seal]

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Steven W. Nordstrom
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PORTIONS OF LOTS NO. 113 THROUGH 119, INCLUSIVE, ON THE PLAN OF WEST END PARK TERRACE, AS OF RECORD IN BOOK 547, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED ACCORDING TO SURVEY BY KEVIN TUCKER AND ASSOCIATES DATED 1985, AS FOLLOWS: BEGINNING AT AN IRON PIN (SET), SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING IN THE WEST RIGHT-OF-WAY OF THE PROPOSED 1-440 AND THE SOUTH RIGHT-OF-WAY OF SEABOARD SYSTEMS RAILROAD WHICH IS 50 FEET SOUTH OF AND RADIAL TO THE SOUTHERNMOST TRACT; THENCE ALONG THE WEST RIGHT-OF-WAY OF THE PROPOSED 1-440, SOUTH 14 DEG. 09' 58" EAST, 116.19 FEET TO AN EXISTING CONCRETE MONUMENT, SAID MONUMENT BEING IN THE WEST RIGHT-OF-WAY OF THE PROPOSED 1-440 AND THE NORTH RIGHT-OF-WAY OF PARK CIRCLE; ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 06 DEG. 41' 13", A RADIUS OF 943.66 FEET; THENCE ALONG THE CHORD OF THE ABOVE MENTIONED CURVE, SOUTH 09 DEG. 24' 11" WEST, 110.07 FEET TO AN IRON PIN (SET), SAID PIN BEING IN A CHAIN LINK FENCE, AND AGREED TO BY CARL A. GROTE, HI, AND JAMES P. CLARKE, HI AND OMAN CONSTRUCTION COMPANY, INC., OWNERS OF THE LAND ON EITHER SIDE OF SAID FENCE PURSUANT TO BOUNDARY LINE AGREEMENT OF RECORD IN BOOK 6661, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE CHAIN LINK FENCE AS AGREED TO BY SAID PARTIES PURSUANT TO SAID BOUNDARY LINE AGREEMENT, NORTH 60 DEG. 56' 03" WEST, 128.64 FEET TO AN IRON PIN (SET), SAID PIN BEING AGREED TO BY SAID PARTIES, AND ALSO BEING IN THE SOUTH RIGHT-OF-WAY OF SEABOARD SYSTEMS RAILROAD WHICH IS 50 FEET SOUTH OF AND RADIAL TO THE SOUTHERNMOST TRACT; ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEG. 34' 44", A RADIUS OF 4,192.47 FEET, AN ARC LENGTH OF 188.70 FEET AND A CHORD OF 188.69 FEET; THENCE ALONG THE CHORD OF THE ABOVE MENTIONED CURVE, NORTH 32 DEG. 43' 00" SQUARE FEET, OR 0.33 ACRES, ACCORDING TO SAID SURVEY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Instrument No. 20040302-0023403 on March 2, 2004.

PIN NO: 104 02 0 002.00

STREET ADDRESS:

735 Park Circle, Nashville, TN 37205

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-86420 (ds)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY