THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 06/07/17 15:49 4 pgs
Fees:22.00 Taxes:0.00
20170607-0057276

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Tamiko A. Woodard
1813 Jones Avenue
Nashville, TN 37207

Property Tax ID#: 071 08 0 412.00
File #: 79612MLD

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, TAMIKO A. WOODARD who erroneously acquired title as TAMIKO A. WOODWARD, a single person, as Grantor, hereby convey all rights, titles and interests that I may have in to TAMIKO A. WOODARD, a single person, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 071 08 0 412.00
Property Address: 1813 Jones Avenue, Nashville, TN 37207

Prior Deed recorded 11/06/2009, in Instrument # 20091106 - 0102733, Davidson County Court Clerk's Office.

Witness my hand this the 26 day of MAY, 2017.

Tamiko A. Woodard

TAMIKO A. WOODARD who erroneously
acquired title as TAMIKO A. WOODWARD

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, TAMIKO A. WOODARD who erroneously acquired title as TAMIKO A. WOODWARD, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26 day of MAY, 2017.

Clinton Bryant

Notary Public Clinton Bryant
My Commission expires: 03-08-21

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Tamiko A. Woodard

TAMIKO A. WOODARD who erroneously
acquired title as TAMIKO A. WOODWARD

Subscribed and sworn to before me this the 26 day of MAY, 2017.

Clinton Bryant

Notary Clinton Bryant
My Commission expires: 03-08-21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF WALNUT GROVE ANNEX, RESUBDIVISION OF LOT NO. 1 OF RECORD IN BOOK 8520, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

