Bill Garrett Davidson County
Batch# 51893 DEEDQC
01/26/2018 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180126-0008431

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

New Owner/Send Tax Bill to:
James E. Woodard
P.O. Box 795
Hermitage, TN 37076

Map & Parcel:
147.08-101.00

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy B. Woodard** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **James E. Woodard**, his heirs and assigns, all right, title and interest in and to the following described property in Davidson County, Tennessee, to-wit:

The following described property located in Davidson County, Tennessee, to wit:

Lot Number 101, Section II, Beverly Heights Subdivision, as shown on Plan of record in Book 2331, Page 42, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property convey to James E. Woodard by Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated December 8, 2010, of record in Instrument No. 20101230-0103768, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4832 Torbay Drive, Nashville, Tennessee 37210.**

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

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WITNESS our hands this the 25th day of January 2018.

Kristy B. Woodard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Kristy B. Woodard**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of January 2018.

NOTARY PUBLIC
My commission expires: 2-9-20

J.C. ROSS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

This transfer of an interest in real estate is exempt from the transfer tax pursuant to T.C.A. *67-4-409(a)(3)(E)* in that the purpose of the conveyance is to carry out the requirements of a *Final Decree of Divorce*, Case No. 2016DC38, entered in the General Session Court, Division III, for Wilson County, Tennessee.

AFFIANT

Subscribed and sworn to before me this 25th day of January 2018.

NOTARY PUBLIC
My Commission Expires: 2-9-20

J.C. ROSS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY