Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Nathaniel Woodruff and Johnnie Woodruff 1748 21st Avenue North, Nashville, Tennessee 37208	New Owner	#2W-34080 Map 81-11 Parcel 106

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 6 day of July, 2018.

Notary Public

My Commission Expires: 9-20-21
(Affix Seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Bill Garrett Davidson County
Batch# 113170 DEEDQC
07/06/2018 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180706-0065659

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathaniel Woodruff**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Nathaniel Woodruff and Johnnie Woodruff, husband and wife**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 268 on the Plan of J. M., T. J., and G. W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County, being the southerly part of Lot No. 4 on the unrecorded subdivision of Lot No. 268, described according to a survey made by S. M. McMurray, Engineering Company, as follows:

Beginning on the easterly margin of 21st Avenue, North, 44.5 feet south of the corner of Lots Nos. 3 and 4 on said unrecorded subdivision; thence with said Avenue, southwardly 44 feet to the northerly line of Lot No. 267; thence with said line, easterly 106 feet to the corner of Lots Nos. 2 and 4, northwardly 40 feet to a point 40.5 feet south of the southwest corner of Lot. No. 3; thence westwardly 105.9 feet, more or less, to the beginning.

Being the same property as that conveyed to Nathaniel Woodruff and wife, Lillie Mae Woodruff by Quitclaim Deed from Nathaniel Woodruff and wife, Lillie Mae Woodruff, for

the express purpose of making a reconveyance to create an estate as tenants by the entirety, dated September 16, 1975 and recorded September 19, 1975, in Book 4952, page 499 in the Register's Office for Davidson County, Tennessee. The said Lillie Mae Woodruff having since died on March 28, 2016. Nathaniel Woodruff is now married to Johnnie Woodruff.

This is improved property known as: **1748 21st Avenue North, Nashville, Tennessee 37208.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 6 day of July, 2018.

Nathaniel Woodruff

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathaniel Woodruff, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 6 day of July, 2018.

CHRISTOPHER BUCKLEY BEEMER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission Expires: 9-26-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY