QUIT CLAIM DEED

Karen Y Johnson Davidson County
Batch# 140479 DEEDQC
09/13/2018 10:57:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180913-0090844

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**

Victoria L Woods Daniel F Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF Sept. 2018 2018.

James A. Farley
Notary Public

MY COMMISSION EXPIRES: 5-26-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel F. Woods **Victoria L. Woods**	**IServe Residential Lending LLC**	**173-16-0A-233.00-CO**
(NAME) **3497 Chandler Cove Way**	(NAME) **15015 Avenue Of Science, Suite #250**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Diego, CA 92128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL F. J. WOODS AKA DANIEL F. WOODS AND WIFE, VICTORIA L. WOODS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANIEL F. WOODS AND WIFE, VICTORIA L. WOODS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 152 on the Plan of Final Plat of Hidden Creek (a Cluster Lot Subdivision), Phase 3, Section 2 of record in Plat at Instrument No. 20050714-0081683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel F.J. Woods and wife, Victoria L. Woods by Warranty deed from Stephen Hahn, a married man of record in Instrument No. 20090526-0047744 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on May 26, 2009.

Subject to all matters shown on the Plan of record as Instrument Number 20050714-0081683, Register's Office of Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065, supplement at Instrument No. 20050930-0117904, Instrument No. 20050930-0117906; Instrument No. 20060828-0105537 and Instrument No. 20060828-0105538 and amended at Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to Stormwater Detention Agreement Easement of record in Instrument Number 20020320-0034487, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to Restrictions of record as Instrument Number 20090526-0047744 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin

unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Easements of record in Book 5460, Page 992; Book 10348, Page 367 and Book 10348, Page 374, in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Instrument Number 20030303-0027389 and amended Instrument No. 20090908-0074136, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowners Association of record in Instrument Number 20030303-0027388 and Instrument No. 20081230-0123265, in the Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed to Homeowners Association of record in Instrument Number 20050930-0117905, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3497 Chandler Cove Way Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of September, 2018.

Daniel F. J. Woods

Victoria L. Woods

A/K/A Daniel F Woods
A/K/A Daniel F. Woods

STATE OF TENNESSEE
COUNTY OF Davidson

Before me James A. Farley of the state and county mentioned personally appeared, **Daniel F. J. Woods,a/k/a Daniel F. Woods and Victoria L. Woods** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of September, 2018.

James A. Farley
Notary Public

My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.