THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2018-0683	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 20th day of September 20 18. *Notary Public* *My commission expires:* 5/27/2019

Karen Y Johnson Davidson County
Batch# 144439 DEEDQC
09/24/2018 12:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180924-0094392

Name and Address of New Owner:
Angela Woodard
418 Rosebank Avenue
Nashville, TN 37206

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
418 Rosebank Avenue Nashville, TN, 37206	08304019200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffery Todd Woodard, unmarried**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Angela Woodard, unmarried,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Plat of Rosebank Subdivision of The J.W.C Church Tract of record in Plat Book 547, Page 48, 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 Jeffery Todd Woodard and Angela Woodard, husband and wife by Warranty Deed from James Reed and Joyce Reed, husband and wife, of record in Instrument No. 20130220-0017172, Register's Office for Davidson County, Tennessee, dated February 19, 2013 and recorded on February 20, 2013.

Being also known as 418 Rosebank Avenue, Nashville, TN 37206.

WITNESS my hand this 18 day of September, 2018.

Grantor – Jeffery Todd Woodard

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jeffery Todd Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 19 day of September, 2018.

NOTARY PUBLIC

My commission expires: 5/27/2019

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

Amelia Swanson State of Tennessee Notary Public Williamson County