THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 158309 DEEDQC
11/13/2018 08:53:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181113-0111366

**Recorder and Assessor Please Note**: Please index and show ownership in the Grantor and Grantee together as set out below, as this deed is for the purpose of creating a Tenancy by the Entirety in and to the Grantor and Grantee together, who are a married couple, regarding the property set out herein, which was previously vested in the Grantor only.

**This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).**

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

# QUITCLAIM DEED

(To create a Tenancy by The Entirety)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Cortlandt Cameron Lippert Woodruff and Nicole Davis Woodruff<br>3614 B Doge Place<br>Nashville, TN 37204 | Owner | 118-13-0G-002.00 CO |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Cortlandt Cameron Lippert Woodruff**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Nicole Davis Woodruff**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entirety in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 24-B of Doge Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Doge Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20110401 - 0025004, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Doge Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20110401-0025004, and bylaws appended thereto as Exhibit "C" . said Register's Office, are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said unit.
>
> Being the same property to Cortlandt Cameron Lippert Woodruff by Warranty Deed from Caroline Hutchison, unmarried, and Danielle Patton, unmarried, of record on December 27, 2016, at Instrument No. 20161227-0135216, Davidson County Register of Deeds.

This is improved property known as 3614 B Doge Place, Nashville, TN 37204.

Witness my hand this 5 day of November, 2018:

Cortlandt Cameron Lippett Woodruff
**Cortlandt Cameron Lippett Woodruff**

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cortlandt Cameron Lippert Woodruff,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of November, 2018:

Amanda Minor
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON