QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/31/21
(AFFIX SEAL)

TAYLOR JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Y Johnson Davidson County
Batch# 171535 DEEDQC
12/07/2018 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181207-0119508

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Woodson and Jane Woodson	SAME AS NEW OWNER	065-05-0-026.00
(NAME) 203 Kings Road	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane L. Batson Woodson, a married woman**, hereinafter called the Grantor(s), has quitclaimed unto **Jeremy Woodson and Jane Woodson, husband and wife**, hereinafter called the Grantee(s), their heirs and/or 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(s) 441, as shown on the map entitled Sherwood Forest, Section Four, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JANE L. BATSON AND HUSBAND, DANIEL T. BATSON , by deed from ERNEST J. PHIPPS, of record in Instrument No. 20030513-0064132 , dated March 25, 2003 , said Register's Office. Further b eing the same property conveyed to JANE L. BATSON , UNMARRIED , by quitclaim deed from DANIEL T. BATSON, UNMARRIED, of record in Instrument No. 20060720-0087793, dated July 17, 2006, said Register's Office.

The said Jane L. Batson, Jane L. Batson Woodson and Jane Woodson being one in the same.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __unimproved property known as part of 110 28th Street, Old Hickory, TN 37138.
Witness my hand this 5th day of December, 2018.

Jane L. Batson Woodson

Jane L. Batson Woodson

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane L. Batson Woodson the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2018.

Notary Public

My Commission Expires: 3/31/21

(SEAL)

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY