THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 N. Jefferson Street
Winchester, Tennessee 37398

TAX RESPONSIBILITY & OWNER
PATRICIA WOODWARD
336 CLEARLAKE DR. W
NASHVILLE, TN 37217

Karen Johnson Davidson County
Batch# 200276 DEEDQC
02/28/2019 12:02:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190228-0018312

TAX ID: 136-10-0-066.00

QUITCLAIM DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **PATRICIA WOODWARD**, does hereby this day quitclaim unto **TIMOTHY DONALD WOODWARD** and **MICHAEL WADE WOODWARD**, their heirs and assigns, all my right title and interest, **SUBJECT TO A LIFE ESTATE RETAINED BY ME,** in and to the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 457 on the Plan of Priest Lake Park, Section 7-B, as of record in Plat Book 5200, Page 175, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald S. Woodward and wife, Patricia Woodward, by Deed dated September 24, 1981, and recorded September 29, 1981, in Deed Book 5801 Page 19, Register's Office of Davidson County, Tennessee. Donald S. Woodward passed from life on August 15, 2005, leaving Patricia Woodward as sole surviving tenant.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Setbacks, easements and all other matters as shown or set out on plat recorded in Book 5200, Page 175, Register's Office of Davidson County, Tennessee.

Any and all recorded and unrecorded governmental zoning regulations, building restrictions and setback lines, and subdivision covenants or ordinances, or easements or rights-of-way for public utilities in effect thereon.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN, WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION, FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

WITNESS my hand this the 28th day of February, 2019.

Patricia Woodward

PATRICIA WOODWARD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **PATRICIA WOODWARD** the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office this 28th day of February, 2019.

Amanda J. Durham

NOTARY PUBLIC

AMANDA J. DURHAM STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-12-20

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Timothy Donald Woodward

AFFIANT

Subscribed and sworn to me before this 28th day of February, 2019.

Amanda J. Durham

NOTARY PUBLIC

AMANDA J. DURHAM STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-12-20