After Recording Return to:

Unisource
2530 Red Hill Ave, Ste 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 210177 DEEDQC
03/26/2019 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190326-0027232

Map & Parcel:
034-14-0A-011.00
UNLS 1112889

QUITCLAIM DEED

[this deed is being executed to update marital status]

New Owner/ Property Being Conveyed
Sherrill Armstrong Woods
617 Betty Lou Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 13 day of March, 2019, between SHERRILL ARMSTRONG WOODS, formerly known as Sherrill Driver, a now married woman joined by her spouse CLIFFORD WOODS, residing at 617 Betty Lou Drive, Madison, TN 37115, collectively hereinafter referred to as "**Party of the First Part**" and SHERRILL ARMSTRONG WOODS, a married woman, hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF CUMBERLAND BEND AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT

NO. 20091231-0118971 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SUBJECT TO:

1. **RESTRICTIONS OF RECORD AT INSTRUMENT NO. 20080507-0047106 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID RESTRICTIONS HAVING BEEN REVOKED AND NEW RESTRICTIONS ADDED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20100331-0024184, SAID REGISTER'S OFFICE.**
2. **PLAN OF RECORD IN INSTRUMENT NO. 20091231-0118971 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**
3. **ALL MATTERS OF RECORD IN PLAT BOOK 332, PAGE 51, BOOK 421, PAGE 42 AND BOOK 421, PAGE 74, SAID REGISTER'S OFFICE.**
4. **SANITARY SEWER EASEMENT OF RECORD IN INSTRUMENT NO. 20060531-0063526; SAID REGISTER'S OFFICE.**
5. **STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060721-0090943, SAID REGISTER'S OFFICE.**
6. **SEWER AND DRAINAGE EASEMENT TO METROPOLITAN GOVERNMENT IN BOOK 4854, PAGE 658 AND INSTRUMENT NO. 20070323-0035160, SAID REGISTER'S OFFICE.**
7. **EASEMENT FOR NES IN BOOK 8825, PAGE 546, SAID REGISTER'S OFFICE.**
8. **RIGHTS OF OTHERS IN AND TO COMMON AREAS/ELEMENTS.**
9. **LIEN FOR SPECIAL ASSESSMENT CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.**

FURTHERMORE, SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO SHERRILL DRIVER, UNMARRIED BY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED 10/13/2010 IN INSTRUMENT NO. 20101013-0081970, IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 617 Betty Lou Drive, Madison, TN 37115
The legal description was obtained from a previously recorded instrument.

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Signature page to follow

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Sherrill Armstrong Woods
SHERRILL ARMSTRONG WOODS,
formerly known as Sherrill Driver

Clifford Woods
CLIFFORD WOODS

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 13 day of March, 2019, before me personally appeared **SHERRILL ARMSTRONG WOODS**, formerly known as Sherrill Driver and **CLIFFORD WOODS** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/9/2019

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **0.00**.

Sherrill Armstrong Woods
SHERRILL ARMSTRONG WOODS,
formerly known as Sherrill Driver

Clifford Woods
CLIFFORD WOODS

Subscribed and sworn to before me this 13 day of March, 2019.

NOTARY PUBLIC

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/9/2019

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020