Karen Johnson Davidson County
Batch# 272302 DEEDQC
08/16/2019 09:23:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082059

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14th day of August 2019. Notary Public My Commission Expires: 3/1/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Valerie M. Woodbury and James T. Woodbury, Co-Trustees 9689 Highway 96 Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Part of: 178-00-0-003.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James T. Woodbury and wife, Valerie M. Woodbury,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Valerie M. Woodbury and James T. Woodbury, Co-Trustees of the Woodbury Family Revocable Trust dated August 14, 2019,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING a certain parcel or tract of land lying in the old 9th Civil District, now the 35th Civil District of Davidson County, Tennessee, and being the property conveyed to James T. & Valerie M. Woodbury by deed of record in instrument DB-20170324 0029095, in the Register's Office for Davidson County, Tennessee (R.O.D.C.), and portion acquired by agreed land transfer between Groves and Woodbury; said property being bounded on the south by Groves (Charles, Candacy), DB-20010507 0046733, on the west and north by Groves (Johnny & Kimberly), DB - 00008366 0000728, in the Register's Office for Davidson County, Tennessee (R.O.D.C.), and on the east by the west right of way of Highway 96; said parcel is more particularly described as follows:

BEGINNING at an ½" iron rod (old) in the west right of way of Highway 96, being the northeast corner of said herein-described tract;

THENCE, with said west right of way, South 03°09'30" East, passing through a found ½" iron rod at a distance of 200.10', said iron rod being Woodbury's old southeast corner, for a total

distance of 223.37' to an iron rod (old) with cap #1797, said iron rod being the northeast corner of Groves (Charles & Candacy), and being the new southeast corner of said herein-described tract;

THENCE, leaving the right of way of Highway 96 with the north line of Groves (Charles & Candacy), North 87°55'33" West, for a distance of 662.05' to an iron rod (set), being a new east corner of Groves (Johnny & Kimberly), and the new southwest corner of said herein-described tract;

THENCE, with new line North 24°54'13" East, for a distance of 290.66' to an iron rod (set), said iron rod being a new northeast corner of Groves (Johnny & Kimberly), and the new northwest corner of said herein-described tract;

THENCE, with new line South 83°00'17" East, passing through a ½" iron rod (old) at a distance of 242.38', said iron rod being an old common corner of Groves (Johnny & Kimberly) and Woodbury, for a total distance of 530.87'to the POINT OF BEGINNING and CONTAINING 3.38 Acres (147,015.71 square feet), more or less, according to a survey by Wilson & Associates on May 11, 2019.

Being a portion of the property conveyed to Johnny Wayne Groves and Kimberly Ann Groves, a married couple, by Quitclaim Deed dated July 7th, 2017 from Johnny Wayne Groves and being of record as instrument number 2017025-0074886, and a portion of the property conveyed to Johnny Groves by Quitclaim Deed dated March 22, 2017 from Johnny Groves and Cory Groves, co-Executors of the Estate of Charles Wayne Groves and being of record as instrument number 20170324-0029092, Register's Office of Davidson County, Tennessee. And, being a portion of the property conveyed to James T. Woodbury and wife, Valerie M. Woodbury by Warranty Deed dated March 22, 2017 from Cory Groves and being of record as instrument number 20170324-0029095, and by Quitclaim Deed dated March 22, 2017 from Johnny Groves and being of record as instrument number 20170324-0029093, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James T. Woodbury and wife, Valerie M. Woodbury from Johnny Wayne Groves and Kimberly Ann Groves, a married couple by Quitclaim Deed recorded in Instrument No. 20190712-0068413, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 9689 Highway 96 Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August 2019.

James T. Woodbury

Valerie M. Woodbury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James T. Woodbury and Valerie M. Woodbury,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August 2019.

Notary Public

My Commission Expires: 3/3/20

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON