Karen Johnson Davidson County
Batch# 316630 DEEDQC
11/18/2019 09:39:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191118-0118428

This Instrument Prepared By:
Emma B. Elliott
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
1400 Arthur, LLC	1400 Arthur, LLC	
P.O. Box 150204	P.O. Box 150204	Part of 081-16-0-174.00
Nashville, TN 37215	Nashville, TN 37215	

STATE OF VIRGINIA)
COUNTY OF APPOMATTOX)

The actual consideration for this transfer is ZERO and 00/100 Dollars ($0.00).

Cindy Cyrus
Cindy Cyrus

Cindy Cyrus
Taylor Woodard, a minor child, by
Cindy Cyrus, her natural guardian

Cindy Cyrus
Sabrina Woodard, a minor child, by
Cindy Cyrus, her natural guardian

CAROLYN E. DAVIS NOTARY PUBLIC #348268 COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 8/31/2020

SUBSCRIBED AND SWORN TO before me, on this 28 day of October, 2019.

Carolyn E Davis
Notary Public

My Commission Expires: 8-31-2020

For and in consideration of the sum of ZERO and 00/100 Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, **CINDY CYRUS, TAYLOR WOODARD, and SABRINA WOODARD** (collectively, "Grantor"), does hereby quitclaim unto **1400 ARTHUR,**

LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest, being a **five percent (5%) undivided interest**, in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 28 day of October, 2019.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

GRANTOR

Cindy Cyrus
CINDY CYRUS

Cindy Cyrus
TAYLOR WOODARD, a minor child by
CINDY CYRUS, her natural guardian

Cindy Cyrus
SABRINA WOODARD, a minor child by
CINDY CYRUS, her natural guardian

STATE OF: VIRGINIA)
COUNTY OF: APPOMATTOX)

On this the 28 day of October, 2019, before me, Carolyn E Davis, the undersigned notary, personally appeared CINDY CYRUS, the within named bargainor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal, at Office in Appomattox, VA.

Carolyn E Davis
Notary Public

My Commission Expires: 8-31-2020

CAROLYN E. DAVIS NOTARY PUBLIC REG. #348268 MY COMMISSION EXPIRES 8/31/2020 COMMONWEALTH OF VIRGINIA

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the most southerly 4 feet of Lot No. 117 on the map of the town of McGavock of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Joe Walkup by deed from Joseph R. West, Clerk and Master, of record in Book 966, Page 456, in the Register's Office for Davidson County, Tennessee. Joe Walkup, having since died, devised the rest, residue and remainder of his property to Mollie D. Walkup pursuant to his Will of record in Will Book 62, page 172, Probate Court for Davidson County, Tennessee. Mollie D. Walkup, having since died, devised the rest and residue of her property to Clifford L. Maxwell by Will of record in Will Book 107, page 164, Probate Court for Davidson County, Tennessee. Clifford L. Maxwell, having since died, devised the rest, residue and remainder of his property to Ruby Morgan Maxwell by Will of record in Will Book 170, page 203, Probate Court for Davidson County, Tennessee. Ruby Morgan Maxwell, having since died, devised a five percent (5%) undivided interest in the rest, residue and reminder of her property to Kenny Woodard pursuant to Will of record in Will Book 171, page 139, Probate Court for Davidson County, Tennessee. Kenny Woodard died intestate and upon his death his 5% interest vested in his sole surviving heir at law, Phillip K. Woodard, pursuant to Affidavit of Heirship of record in Instrument No. 20070907-0107444, Register's Office of Davidson County, Tennessee. Phillip K. Woodard, having since died intestate, is survived by his sole heirs at law: Cindy Cyrus, Taylor Woodard, and Sabrina Woodard.