Karen Johnson Davidson County
Batch# 394187 DEEDQC
04/30/2020 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200430-0045405

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day of April, 2020

Notary Public

My Commission expires 6 / 19 / 21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew T. Woods & Amanda Joy Woods
3609B Caldwell Court,
Nashville, TN 37204

SEND TAX BILLS TO:
Matthew T. Woods & Amanda Joy Woods
3609B Caldwell Court,
Nashville, TN 37204

MAP AND PARCEL NUMBER: 118140B00100CO

QUITCLAIM DEED

20NT00702

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

Matthew T. Woods and Amanda Joy Woods, Husband and Wife

By these presents do remise, release and **QUITCLAIM** unto

Matthew T. Woods and Amanda Moore Woods, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Infill Nashville Kurio Properties Cottages Caldwell Court, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions filed in Instrument No. 20130718-0074629. Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration as filed in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Matthew T. Woods and Amanda Joy Woods, husband and wife, by Warranty Deed from Janice Jones Bandy, Trustee of the Jimmie Jones Irrevocable Trust U\A\D July 25, 2003, dated 06-13-2019 and recorded 06-18-2019 in Instrument 20190618005883 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Jones Bandy, Trustee of the Jimmie Jones Irrevocable Trust U\A\D July 25, 2003, by Warranty Deed from Kurio Properties, LLC, dated 06-11-2014 and recorded 06-19-2014 in Instrument 201406190053546, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3609 B Caldwell Court Nashville, Tennessee 37204

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

Witness our hands this 24 day of April, 2020.

Matthew T. Woods

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State. **Matthew T. Woods,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April, 2020.

Notary Public

My Commission expires: 6 / 19 / 21.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Amanda Moore Woods FKA Amanda Joy Woods

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State. **Amanda Moore Woods FKA Amanda Joy Woods,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April, 2020.

Notary Public

My Commission expires: 6 / 19 / 21.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Jill Neely who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021