Karen Johnson Davidson County
Batch# 395620 DEEDQC
05/05/2020 08:56:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046609

THIS INSTRUMENT PREPARED BY: MARTIN HELLER POTEMPA & SHEPPARD 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 Johnny L. Wooley, AFFIANT Subscribed and sworn to before me, this 9 day of April 2020. NOTARY PUBLIC My Commission Expires: 9-7-2021

JEFF SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 9-7-2021

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Opal McCutcheon 3317 Park Ave Nashville, TN 37209	New Owner	00 92 13 174.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Johnny L. Wooley ("Grantor") do hereby quitclaim, transfer and convey unto Opal McCutcheon ("Grantee") and her successors and assigns, all of my right, title and interest, being a one-quarter (1/4) interest in certain real property in Davidson County, Tennessee, identified below and more particularly described as:

Being lot No.3 on of Block No. 11 on the plan of Charlotte Park Company's Second Addition, as of record in book 57, pages 160 and 161, Register's Office for said County. Said lot No, 3 fronts 50 feet on the southerly side of Park, formerly First, Avenue and runs back between parallel lines 150 feet to an alley.

Being the property conveyed to Edgar A Wooley and wife, Bernice P. Wooley, by deed from Katie Summers, a widow, of record in Book 4226,

Page 862, dated April 11, 1968, said Register's Office. Edgar A. Wooley having since died leaving Bernice P. Wooley also known as Bernice Pearson Ford, as surviving tenant by the entirety. Bernice Pearson Ford having since died testate on or about December 15, 2004. Pursuant to the Last Will and Testament of Bernice Pearson Ford, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Case No. 18p1670, said property was devised to Opal McCutcheon, formerly Opal Gwendolyn Wooley, as to a (3/4) undivided interest and Johnnie Lewis Wooley, as to a (1/4) undivided interest of record in Instrument No. 20181228-0125697, see also Instrument No. 20181228-0125696, said Register's Office.

This improved property is located at 3317 Park Avenue North, Nashville, TN 37209.

With the conveyance of the one-quarter (1/4) interest of Johnny L. Wooley to Opal McCutcheon the property shall be owned as follows:

Opal McCutcheon – 100% ownership interest

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

IN WITNESS WHEREOF, Johnny L. Wooley has executed this instrument on this the 9 day of April, 2020.

Johnny L. Wooley

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Johnny L. Wooley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of April 2020.

Notary Public
My Commission Expires: 9-7-2021