Karen Johnson Davidson County
Batch# 413636 DEEDQC
06/11/2020 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200611-0060136

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Ste. 105
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Charles Norwood Wood III and Brittany Alise Wood 1402 Ardee Ave. Nashville, TN 37216	New Owner	72-4-197.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 26 day of May, 2020.

Notary Public
My Commission Expires: 10-2-23
(Affix Seal)

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES NORWOOD WOOD III** (the "Grantor"), has bargained and sold, and by these presents does transfer and quitclaim to **CHARLES NORWOOD WOOD III and BRITTANY ALISE WOOD**, husband and wife, (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's interest in and to LAND in Davidson County, Tennessee, being parts of Lots Nos. 19 and 20 on the Plan of Country Club Estates, Block "F" as of record in Book 843, Page 95, in the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin at the southwesterly corner of the intersection of Sunnymeade Drive and Ardee Avenue, said point being a reference point; thence, with the southerly margin of Ardee Avenue in a southeasterly direction a distance of 105.32 feet to an iron pin, being the northeasterly corner of the property herein conveyed and also the point of beginning; thence, south 54 degrees 54 minutes west 257.6 feet to an iron pin; thence, south 40 degrees 13 minutes east 81.0 feet to an iron pin; thence, north 54 degrees 54 minutes east 281.75 feet to an iron pin in the southerly margin of Ardee Avenue; thence, in a northwesterly direction with said margin of Ardee Avenue 85.79 feet to the point of beginning.

BEING the same property conveyed to Charles Norwood Wood III, an unmarried man, by Warranty Deed dated November 29, 2012, and recorded as Instrument No. 20121204-0111115 on December 4, 2012, in the Register's Office of Davidson County, Tennessee.

THE said Charles Norwood Wood III having since married the said Brittany Alise Wood.

This is improved property, known as: **1402 Ardee Avenue, Nashville, Tennessee 37216.**

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 26 day of May, 2020.

GRANTOR:

CHARLES NORWOOD WOOD III

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **CHARLES NORWOOD WOOD III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, this the 26 day of May, 2020.

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

