Karen Johnson Davidson County
Batch# 453912 DEEDQC
08/10/2020 03:11:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088960

THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 37138
From information provided by parties.
Preparer makes not warranty as to title.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
James A. Woods **5047 Chaffin Drive** **Nashville, TN 37221**	**Same**	**Map 007** **Parcel 010.00**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Martin, by these presents do hereby quitclaim and convey unto James A. Woods, his successors and assigns, all my right, title and interest in and to the following tract of land:

BEGINNING at a stone on the south side of a road corner to Jean Ferguson and Raymond T. Ferguson in J. J. Coggin's line; thence S 43 deg. W. 350 feet to a stone; thence S. 48 deg. W. 300 feet to a stone and black locust pointer corner to Jean and Raymond Ferguson; thence N. 42 deg. W. 118 feet to a small elm tree; thence S. 46 deg. W. 300 feet to a sugar tree corner to said Ferguson in the Bowers line; thence S. 88 deg. E. 720 feet to a beech stump on the south side of the Baker Station Road corner to William Jones; thence North 33 feet to center of said road; thence with the Baker Station Road N. 55 deg. E.. 518 feet to a point in the old road bed corner to J. J. Coggins; thence N. 57 deg. W 122 feet; thence N. 48 deg. W 132 feet to a point on the North side of a lane; thence N. 58 deg. W. 200 feet to the point of beginning containing seven (7) acres.

BEING THE SAME property conveyed to James A. Woods and wife, Hazel Marie Woods (deceased), by deed from Robert Butterworth and wife, Susie Butterworth, by deed of record in Book 4197, Page 641 Register's Office for Davidson County, Tennessee.

AND BEING THE SAME property conveyed to James N. Woods, Sherry Thompson and James Martin, with James A. Woods retaining a Life Estate

in said property, by Quitclaim Deed of record as Instrument Number 20161101-0115451, Register's Office of Davidson County, Tennessee. This Quitclaim Deed sets aside James Martin's interest in that previous Quitclaim Deed and transfers the same back to James A. Woods.

This improved property is known as 2191 Baker Station Road, Goodlettsville, Tennessee 37072.

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

Witnessed my hand this 22 day of 22, 2020.

JAMES MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mandi Edgerton, a Notary Public, in and for said County and State, JAMES MARTIN, the within named bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who ~~acknowledged that he executed the within instrument~~ for the purposes therein contained.

Witnessed my hand and official seal at Goodlettsville, Tennessee, this 22nd day of February, 2020.

NOTARY PUBLIC

MANDI EDGERTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: August 17, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Sworn to and subscribed before me
this 10th day of AUGUST, 2020.

~~NOTARY PUBLIC~~ JOHN MAGHAMES

My Commission Expires: 07/03/23