Karen Johnson Davidson County
Batch# 454730 DEEDQC
08/12/2020 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089678

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Joseph Duane Wood Co-Trustee
Brian Jeffrey Wood Co-Trustee

Joseph Duane Wood and Brian Jeffrey Wood, in their capacities as Co-Trustees of the Revocable Living Trust of Mary N. Wood

Subscribed and sworn to before me, this 9TH day of ~~March~~ JUNE 2020.

NOTARY PUBLIC
My Commission Expires: JAN. 3, 2023

(D) 66789143-5779192

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Duane Wood 4745 Buena Vista Pike Nashville, TN 37218	New Owner	Map & Parcel: 59-58

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, The Revocable Living Trust of Mary N. Wood (the "Grantor") does hereby **quitclaim, transfer, and convey** all of Grantor's right, title, and interest in the real property described below to **Joseph Duane Wood** and his heirs, successors, and assigns forever. The subject property is located in the County of Davidson, State of Tennessee, is known as **4745 Buena Vista Pike, Nashville, Davidson County, Tennessee 37218** (the "Property") and more fully and particularly described as follows:

> A tract of land in the 23'd, now 13th Civil District of Davidson County, Tennessee, being located in the northeast comer of what is known as the W.Z. Fontaine Tract, described according to a survey by Z. J. Wilkinson, Surveyor, dated May 8, 1956, as follows:
>
> Beginning in the center of Whites Creek, said point being the common comer of the Fontaine Heir's property, and the Count B. Boyd Heir's property; thence with the common line between said two tracts south 74 degrees 30 minutes west 72 feet to the easterly margin of Buena Vista

Pike; continuing in the same direction, crossing said pike 50 feet to an iron pin in the fence comer on the westerly line of said pike; continuing in the same direction along the common line between said two tracts 400 feet to an iron pin in fence; thence south 22 degrees east 200 feet to an iron pin; thence north 74 degrees 30 minutes east 400 feet to an iron pin in the westerly margin of said Buena Vista Pike; continuing in the same direction, crossing said pike, 50 feet to a point on the easterly margin of said pike; and continuing in the same direction 65 feet to the center of said Whites Creek; thence with the center of same north 22 degrees west 200 fee to the beginning. (Description from prior deed.)

Being the same property conveyed to MNW, L.P., a Tennessee Limited Partnership, by Warranty Deed dated December 17, 1996 from Mary N. Wood, Trustee of the Mary N. Wood Revocable Living Trust Agreement dated October 22, 1996, of record in Book 10324, page 297, Register's Office, Davidson County, Tennessee. Mary N. Wood. Mary N. Wood having since passed on December 7, 2017, title to the property vested in her heirs-at-law being all of the undersigned Grantors and the Grantee, Joseph Duane Wood, and no other persons.

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, Grantor executes this instrument on the date the last of them sign this quitclaim deed in the presence of a Notary Public. 9TH day of ~~March~~ JUNE, 2020.

Brian Jeffrey Wood, Co-Trustee

Joseph Duane Wood, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Now having first been sworn, the above-named **Brian Jeffrey Wood and Joseph Duane Wood**, Affiants, appeared before me and proved their identities to me by a government issued photograph identification card, and who under oath swore tot he information contained in the foregoing instrument and acknowledged they each have executed the within instrument for the purposes described herein.

Sworn to and subscribed before me, the undersigned Notary Public, this 9TH day of ~~March~~ JUNE, 2020.

Notary Public
My commission expires: JAN. 3, 2023

CLARISSA BLAKE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne