Karen Johnson Davidson County
Batch# 481386 DEEDQC
09/23/2020 10:44:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200923-0109160

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

File no: 200829216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

ALLISON THORBURN STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SEPT. 7, 2021 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeremy Woods and David A. Woods 1608 A Essex Ave. Nashville, TN 37216	New Owner	072-11-0M-001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeremy Woods, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jeremy Woods, unmarried, and David A. Woods, married, as joint tenants with rights of survivorship**, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of "1608 Essex Homes", as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for 1608 Essex Homes, a Horizonal Property Regime with Private Elements, of record in Instrument Number 20140904-0080947, in said Register's Office, including without limitation the Bylaws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1608 Essex Homes, as shown on Exhibit "1" to the Declaration of record in Instrument Number 20140904-0080947, in the Register's Office of Davidson County Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeremy Woods, unmarried, by Quitclaim Deed from Christina Cannon, unmarried, dated February 15, 2019 and recorded on February 15, 2019, and of record in Instrument No. 20190215-0014356, in the Register's Office of Davidson County, Tennessee.

Christina Cannon having executed said Quitclaim Deed as now being known as Christina Woods, both being one and the same person.

Being the same property conveyed to Jeremy Woods and wife, Christina Cannon by Warranty Deed from Jason Bockman, dated November 05, 2015 and recorded on November 09, 2015, and of record in Instrument No. 20151109-0113921, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1608 A Essex Avenue, Nashville, Tennessee 37216.

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September - RD. ~~August,~~ 2020.

Jeremy Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Woods, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024