Karen Johnson Davidson County
Batch# 539982 DEEDQC
12/22/2020 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201222-0151977

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Karen W. Vander Els, Trustee Cynthia Bailey Wood Trust 1716 Lenax Court Rock Hill, SC. 29732	same	117 01 0E 007.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Cynthia B. Wood (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Karen W. Vander Els, Trustee, and her successors in trust, of the Cynthia Bailey Wood Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> A condominium apartment in Davidson County, Tennessee, being Unit No. 4 erroneously referred to as Unit No. 2 in prior conveyances, on the Plan of Revision #2, Hanover Square, of record in Plat Book 5200, page 134, and as set out on the condominium site plan showing Lot 4, Hanover Square, as of record in Plat Book 5210, page 261, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Lewis F. Wood, Jr. and Cynthia B. Wood, husband and wife, by Warranty Deed from Joseph S. Henry and spouse, Kimberly K. Henry, of record at Instrument No. 20120829-0078211, in the Register's Office for Davidson County, Tennessee. The said Lewis F. Wood, Jr. died on January 11, 2017, his interest vesting in Cynthia B. Wood, his surviving spouse.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 104 Hanover Square, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following: Instruments of record in Plat Book 5200, page(s) 134 and Plat Book 5210, page 261; Book 5380, page 164, as amended by Instrument(s) of record in Book 5565, page 948; Book 5287, pages 944 and 947; Instrument No. 20100604-0043403; Book 5526, page 170; Book 5526, page 175; Book 5565, page 956, said Register's Office.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 4th day of December, 2020.

Cynthia B. Wood, Grantor

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Cynthia B. Wood, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Fort Mill, South Carolina, this 4th day of December, 2020.

Notary Public

My Commission Expires: 10/6/29

STATE OF SOUTH CAROLINA)
COUNTY OF YORK)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Cynthia B. Wood, Affiant

Subscribed and sworn to before me this 4th day of December, 2020.

Notary Public

My Commission Expires: 10/6/29

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

Carla Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of December, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY