Return to:
PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH, VA 23452

Karen Johnson Davidson County
Batch# 572214 DEEDQC
02/10/2021 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019119

Send Tax Notices to:
MAEDELLA WOODARD
1819 PEARL STREET
NASHVILLE, TN 37203

FILE NO. 122052147

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MAEDELLA WOODARD	MAEDELLA WOODARD	092 12 0 003.00
1819 PEARL STREET NASHVILLE, TN 37203	1819 PEARL STREET NASHVILLE, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MAEDELLA WOODARD, AN UNMARRIED PERSON AND TROY WOODARD, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MAEDELLA WOODARD, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot Number 11 in the subdivision of Power Property as of record in Book 421, page 65, Register's Office of Davidson County, Tennessee.

Being all and the same lands and premises conveyed to Troy Woodard and Maedella Woodard by Mary Frances Wilson and Maedella Woodard and Sandra Lee and Jacqueline Vanessa Derrickson and Gwendolyn Dianne Laird and Tyus Battle and James Winston Woodard, Jr. in a Warranty Deed dated 09/09/2020 and recorded 09/24/2020 in Document No. 20200924-0109800, in the Clerk's Office of the Circuit Court of Davidson, VA.

Property known as, 1819 PEARL STREET, NASHVILLE, TN 37203

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of January, 2021.

Maedella Woodard
MAEDELLA WOODARD

Troy Woodard
TROY WOODARD

STATE OF ~~TENNESSEE~~ Ohio JDK

COUNTY OF Cuyahoga

Before me, Janet Dunn Kovachic of the state and county mentioned, personally appeared **MAEDELLA WOODARD** and **TROY WOODARD**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Janet Dunn Kovachic
Notary Public
Printed Name: Janet Dunn Kovachic
My Commission Expires: 5-26-2025

NOTARY PUBLIC STATE OF OHIO
JANET DUNN KOVACHIC
Notary Public, State of Ohio
My Comm. Expires 5-26-25

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Affiant

STATE OF ~~TENNESSEE~~ Virginia

~~COUNTY~~ city OF Virginia Beach

Subscribed and sworn before me this the 4th day of February, 2021.

Kristen A. Anglin
Notary Public
My commission expires: 12/31/2021

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022

True Copy Certification

I, Rose Marie Gizas, 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.

Rose Marie Gizas
Signature

State of Virginia

County of Virginia Beach

Personally appeared before me, Kristen A. Anglin, a notary public for this county and state, Rose Marie Gizas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristen A. Anglin
Notary's Signature

My Commission Expires: 12/31/2022
Notary' Seal (if on paper)

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022