Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 665120 **DEEDQC**
06/25/2021 12:27:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210625-0086562

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16 day of June 2021.

Notary Public

My Commission Expires: March 13 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nina M. Woodard and Charles L. Woodard 3112 Charles Park Drive Nashville, TN 37211	New Owner	172-10-0C-019.00-CO

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, **Nina M. Woodard fka Nina M. Williams and Charles L. Woodard, wife and husband** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nina M. Woodard and Charles L. Woodard, wife and husband** their heirs and assigns, all of their 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 Lot No. 19 on the Plan of Final Plat of Parkside Subdivision of record in Plat at Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nina M. Williams, a single woman and Charles L. Woodard, a single man, as tenants in common with right of survivorship by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150408-0030841 Register's Office for Davidson County, Tennessee, dated April 06, 2015 and recorded on April 08, 2015.

Nina M. Williams having since married and is now known as Nina M. Woodard

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 16th day of June 2021.

Nina M. Woodard fka Nina M. Williams

Charles L. Woodard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nina M. Woodard fka Nina M. Williams and Charles L. Woodard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of June 2021.

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC OF WILLIAMSON

My Commission Expires March 13, 2022

Notary Public
My Commission Expires: _____