Karen Johnson Davidson County
Batch# 680626 DEEDQC
07/21/2021 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0097673

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS(S) and
send tax bill to:
Brian J. Wood and Pamela D. I. Wood, Trustees
3915 Buena Vista Pike
Nashville Tennessee 37218

Real Estate Tax ID Number: **059 10 0 008.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 19th day of February, 20 21 by and between **Brian J. Wood and Pamela D. I. Wood, husband and wife, Joint Tenants with the Right of Survivorship**, whose post office address(es) is/are **3915 Buena Vista Pike, Nashville, Tennessee 37218,** as party or parties of the first part, "Grantor", and **Brian J. Wood and Pamela D. I. Wood, Trustees of the Wood Family Revocable Living Trust Agreement, dated August 13, 1997,** whose post office address(es) is/are **3915 Buena Vista Pike, Nashville, Tennessee 37218**, as party or parties of the second part, "Grantee",

69681786

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 3915 Buena Vista Pike, Nashville, Tennessee 37218

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

69681786

_____ (SEAL)
Brian J. Wood

_____ (SEAL)
Pamela D. I. Wood

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brian J. Wood and Pamela D. I. Wood,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Tonika Robinson
Commission Expiration Date: 07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 19th **day of** February **20** 21.

_____
Notary Public
NAME: Tonika Robinson

My Commission Expires: 07/03/2023

TONIKA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A ONE ACRE TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PART OF THE TREPPARD TRACT, J.R. COARSEY, TRUSTEE, AND DESCRIBED ACCORDING TO A SURVEY BY JOHN B. KOHL, III, DATED FEBRUARY 3, 1968, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE WESTERLY MARGIN OF BUENA VISTA PIKE, IT BEING THE NORTHEAST CORNER OF LOT NUMBER 166, OF TEPPARD HEIGHTS; THENCE SOUTH 73 DEGREES 14 MINUTES WEST WITH THE NORTH BOUNDARY OF LOT 166, 195.4 FEET TO THE CONCRETE MONUMENT, THE COMMON CORNER OF LOT NUMBERS 166 AND 167; THENCE NORTH 69 DEGREES 16 MINUTES WEST WITH THE NORTH BOUNDRY OF LOT NUMBER 1674 139 FEET TO A CONCRETE MONUMENT; THENCE NORTH 37 DEGREES 05 MINUTES EAST 161 FEET TO A POINT; THENCE NORTH 81 DEGREES 05 MINUTES EAST 180 FEET TO A POINT ON THE WESTERLY MARGIN OF BUENA VISTA PIKE; THENCE SOUTHWARDLY ALONG THE ARC OF A CURVE HAVING A RADIUS OF 2,515.4 FEET, 122.4 FEET TO A POINT; THENCE SOUTH 16 DEGREES 46 MINUTES EAST, 47.7 FEET TO THE POINT OF BEGINNING, CONTAINING ONE ACRE MORE OR LESS.

Being the same property conveyed to Brian J. Wood and Pamela D.I. Wood, husband and wife, by deed of even date, recorded simultaneously herewith, of record in Instrument Number____202107210097671____Register's Office for Davidson County, Tennessee.

Parcel Identification Number: 059 10 0 008.00
Commonly Known As: 3915 Buena Vista Pike, Nashville, Tennessee 37218

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Tennessee Certification of Electronic Document

I, Susan Palmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 02/19/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026