Karen Johnson Davidson County
Batch# 705499 DEEDQC
08/26/2021 01:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210826-0115482

File Number: ORG-190452

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
TY SCOTT WOODSON and **KEISHA WOODSON**, 3245 WOODPOINT DR., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 059040A21400CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

TY SCOTT WOODSON who acquired title as Tyrone S. Woodson and **Keisha Woodson**, husband and wife, hereinafter grantors, whose tax-mailing address is **3245 WOODPOINT DR., NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **TY SCOTT WOODSON** and Wife **KEISHA WOODSON**, hereinafter grantees, whose tax mailing address is **3245 WOODPOINT DR., NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee being Lot 170 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record In Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a complete and accurate description thereof. APN: 059040A21400CO Being the same premises conveyed from Centex Homes, a Nevada General Partnership to Tyrone S. Woodson and Keisha Woodson in a deed dated 09/27/2006 and recorded date 10/02/2006 in Instrument Number 20061002-0121901 of the official records.

Property Address is: 3245 WOODPOINT DR., NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20061002-0121901 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059040A21400CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

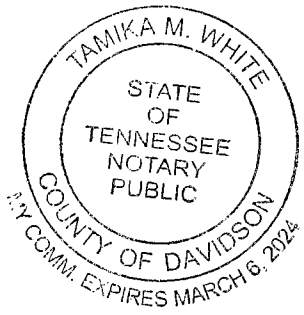
Executed by the undersigned on August 13, 2021:

Ty Scott Woodson

TY SCOTT WOODSON

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 13, 2021 by **TY SCOTT WOODSON** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Tamika M. White
Notary Public

Executed by the undersigned on August 13, 2021:

Keisha Woodson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 13, 2021 by **Keisha Woodson** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

Tamika M. White
Notary Public

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of August, 2021.

Ty Scott Woodson Keisha Woodson
Affiant

Ty Scott Woodson Keisha Woodson
Print Name

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

(Seal)

Tamika M. White
Notary Public

My commission expires:
March 6, 2024

Tamika M. White
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 08/13/2021 (date of document).

Affiant Signature

08/13/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of 08, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954