Karen Johnson Davidson County
Batch# 784988 DEEDQC
01/05/2022 12:19:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220105-0002092

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

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

NEW OWNER(S) and
send tax bill to:
Kimberly D. Woodard
116 N Timber Dr., Nashville, TN 37214

Real Estate Tax ID Number: **108070B01900CO**

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

71627622 - 2401336

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

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 12 day of December 20 21, by and between **Kimberly D. Woodard, single, and Barbara J. Woodard, unmarried, and William C. Woodard, who departed this world on November 10, 2019**, whose post office address is **116 N Timber Dr., Nashville, TN 37214 and 209 Edgewater Drive, Mount Juliet, TN 37122,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Kimberly D. Woodard, single**, whose post office address is, **116 N Timber Dr., Nashville, TN 37214,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71627622QC101010207

WITNESSETH

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: 116 N Timber Dr., Nashville, TN 37214

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.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71627622QC101010307

Kimberly D. Woodard (SEAL)
Kimberly D. Woodard

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kimberly D. Woodard**, 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.

Carol D. Moore

Notary Public for Tennessee

Name: CAROL D. Moore

Commission Expiration Date: 5-2-22

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

DR1 71627622QC101010407

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Barbara J. Woodard (SEAL)
Barbara J. Woodard

STATE OF Tennessee

COUNTY Wilson, to wit:

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, a Notary Public of said county and State, **Barbara J. Woodard**, 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.

Shantrelle Johnson
Notary Public

Name: Shantrelle Johnson

Commission Expiration Date: 9/2/2024

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202201050002092

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Shantrelle Johnson **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 22nd **day of** November, **20**21.

Shantrelle Johnson
Notary Public

NAME: Shantrelle Johnson

My Commission Expires: 9/2/2024

SHANTRELLE E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71627622QC101010607

202201050002092

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Kimberly D Woodard **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 12th **day of** December, **20**21.

Carol D. Digiore
Notary Public for Tennessee

NAME: Carol DiGiore

My Commission Expires: 5-2-22

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

DR1 71627622QC101010607

202201050002092

EXHIBIT A

Legal Description:

Tax Id Number(s): 108070B01900CO

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

BEING UNIT NUMBER 19, BUILDING B, OF TIMBERLAKE CONDOMINIUMS, OF RECORD IN MASTER DEED RECORDED IN BOOK 6549, PAGE 475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE INDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS.

Parcel Identification Number: 108070B01900CO
Commonly Known As: **116 N Timber Dr., Nashville, TN 37214**

Being the same property conveyed to Kimberly D. Woodard and Barbara J. Woodard and William C. Woodard, Husband and wife, by deed dated September 30, 2004 of record in Deed Instrument/Case No. 200410190125519, in the County Clerk's Office.

DR1 71627622QC101010707

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 _____ (date of document).

Affiant Signature

Nov 2, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of November, 2021

Takisha D Harrison
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