Prepared By:
Michael L. Woody
127 Holly Forest
Nashville, TN 37221

After Recording Return To:
127 Holly Forest
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 785013 DEEDQC
01/05/2022 01:01:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0002120

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Michael L. Woody, Affiant

Subscribed and sworn before me this the
5 Day of January, 2022.
P. McKay, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 03, 2022 THE GRANTOR(S),

- Michael L. Woody, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Michael L. Woody, a single person, residing at 127 Holly Forest, Nashville, Davidson County, Tennessee 37221

- Diane Brown Woody, a single person, residing at 3016 Cormorant Rd., Delray Beach, Palm Beach County, Florida 33444

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

A certain condominium apartment in Davidson County, Tennessee being Townhouse No. 36 on the plan of Phase 1, Coronada Town Home Condominiums, of record in Book 4860, page 26, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

The property herein conveyed is subject to the restrictions, easements, liens, and other matters set

forth in the Master Deed and By-Laws of record in Book 4901, Page 679, Book 5202, Page 241, Book 5522, Page 675, and Book 5869, Page 269, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Being the same property conveyed to the Grantor herein by deed of record in Book 9389, Page 168 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 127 Holly Forest, Nashville, TN 37221
Same description as prior deed.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged. A corrective deed that does not affect ownership rights.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 142.08-A-A-036

Mail Tax Statements To:
Michael L. Woody
127 Holly Forest
Nashville, Tennessee 37221

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: January 4, 2022

Michael L. Woody

Michael L. Woody
127 Holly Forest
Nashville, Tennessee, 37221

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4th day of January, 2022, before me personally appeared Michael L. Woody, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Tracy L. Umeda
Notary Public

Notary Public
Title (and Rank)

My commission expires 10/02/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant
Affiant's Name: _____