THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
22-1202TN

Karen Johnson Davidson County
Batch# 847092 DEEDQC
04/28/2022 10:25:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220428-0049083

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Amanda M. Wooning, now known as Amanda M. Breshears	Amanda M. Wooning, now known as Amanda M. Breshears	034010F02500CO
148 Cobblestone Place Drive	148 Cobblestone Place Drive	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Jeffrey W. Wooning, a married man,** hereinafter referred to as the "GRANTOR" and **Amanda M. Wooning, now known as Amanda M. Breshears, married,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar's cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Jeffrey W. Wooning, a married man,** has this day quitclaimed unto **Amanda M. Wooning, now known as Amanda M. Breshears, married,** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 148 Cobblestone Place Drive, Goodlettsville, TN 37072, County of Davidson

A certain townhome located in Davidson County, Tennessee, being Unit No. 25 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Amanda M. Wooning, a single woman and Jeffrey W. Wooning, a married man, by Warranty Deed from Mid-TN Capital, LLC, dated 06/14/2017 and recorded 06/16/2017 in Instrument No. 20170616-0060845, in the Register's Office for Davidson County, Tennessee. The said Amanda M. Wooning is now known as Amanda M. Breshears.
Tax Map/Parcel ID: 034010F02500CO

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 27th day of April, 2022

Jeffrey W. Wooning

California

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~ Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey W. Wooning** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alameda County, California ~~Tennessee~~ this _____ day of April 27th, 2022.

Notary Public

Commission Expiration

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $0.00.

DALTON JAMES ROTHE
Notary Public - California
Alameda County
Commission # 2365737
My Comm. Expires Jul 15, 2025

Jessica Gebhardt

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 28th day of April, 2022.

Notary Public

Commission Expiration 03/07/2023

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023