Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Thomas Woodbury and Valerie Mohler Woodbury, Co-Trustees 103 Fox Hunt Pt Nashville, TN 37221	**177 00 0 022.00**	**SAME**

Karen Johnson Davidson County
Batch# 849787 DEEDQC
05/03/2022 08:17:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220503-0050955

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Valerie Mohler Woodbury and James Thomas Woodbury, wife and husband, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **James Thomas Woodbury and Valerie Mohler Woodbury, Co-Trustees of The Woodbury Family Revocable Trust, dated August 14, 2019** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **103 Fox Hunt Pt, Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

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

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 28 day of March, 2022.

VALERIE MOHLER WOODBURY

JAMES THOMAS WOODBURY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Thomas Woodbury and Valerie Mohler Woodbury,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28 day of MARCH, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot 12 on the Plan of Fox Hollow Farms of Record in Book 9700, Page 292, Register's Office for Davidson County, Tennessee, located on the west side of State Route 96 and more particularly described as follows:

Beginning at a point in the west line of Fox Hollow Farm, said point being south 02 deg. 30' 12" west 98.36 feet from the northwest corner of said Fox Hollow Farms; thence south 55 deg. 13' 28" east, 719.27 feet to the true point of beginning of said Lot 12; thence north 76 deg. 14' east, 260.00 feet to a point; thence south 00 deg. 11' 55" east 545.49 feet to a point; thence south 61 deg. 20' 20" west 570.35 feet to a point; thence north 61 deg. 14' 06" west 50 feet to a point; thence north 21 deg. 29' 17" east 790.03 feet to the true point of beginning and more fully described in Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, revised by Exhibit "A" to Amendment No. 1 in Book 9048, Page 590 and further revised by Exhibit "A" to Amendment No. 3 in Book 9137, Page 784, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Valerie Mohler Woodbury and James Thomas Woodbury wife and husband (as tenants by the entirety) from Deryl Jon Bauman and wife Phyllis Ann Bauman, by warranty deed filed for record on June 25, 2021, Instrument Number 20210625-0086729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 9700, Page 292, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8960, Page 252, and amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, and Book 8353, Page 806, Instrument 200201030001120 and Instrument 200502160017867, Register's Office for Davidson County,

Tennessee. Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and Corrected in Book 8960, Page 247, Register's Office for Davidson County, Tennessee. Easement of record in Book 9233, Page 202, Register's Office for Davidson County, Tennessee. By-laws of Fox Hollow Farms Homeowners Association of record in Instrument 200201030001121, and Instrument 200207100083032, Register's Office for Davidson County, Tennessee. Charter of Fox Hollow Farms Homeowners Association of record in Book 8960, Page 251, Register's Office for Davidson County, Tennessee.