Karen Johnson Davidson County
Batch# 860313 DEEDQC
05/20/2022 02:52:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0059109

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Judith A. Wolf-Behof, Trustee 7812 Old Charlotte Pike Nashville, TN 37209	New Owner	113-00-0-018.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

JUDITH WOLF-BEHOF, married,

by these presents does hereby remise, release and quitclaim unto

JUDITH A. WOLF-BEHOF, as Trustee of the Judith A. Wolf-Behof Trust dated May 16, 2022,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest in and to certain tracts or parcels of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

Tract One:

Situated in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, described according to an unrecorded survey of S H. Hutchison, dated May 9, 1957, as follows: Beginning at an iron stake in Dave Sam's east line, same being the northwest corner of a tract conveyed to said Ula Gorden Pedigo and wife by the undersigned P.H. Stevens by deed of record in Book 1560, Page 121, Register's Office for Davidson County, Tennessee; thence with Dave Sam's east line north 9 degrees east 210 feet to an iron stake; thence south 73 degrees east 210 feet to an iron stake;

thence south 7 degrees 30' west 210 feet to a stake, being the northeast corner of U.G. Pedigo's tract; thence with the north line of same north 73 degrees west 210 feet to the point of beginning, containing 1 acre, more or less.

Tract Two:

Situated in the 8th, formerly 12th, Civil District of Davidson County, Tennessee, bounded and described as follows: Beginning in the edge of Hall's right-of-way and at Hall's line; and running northerly with Hall's line 210 feet to a stake; thence easterly 210 feet to a stake; thence southward 238 feet to Hall's right-of-way; thence westward 210 feet running with Hall's right-of-way to the beginning, containing 1 and 1/15 acres, more or less.

Being the same property conveyed by Warranty Deed from CATHY P. THOMAS and DELILA P. POWELL, to JUDITH WOLF-BEHOF and JAMES E. BEHOF, dated October 4, 2012, of record in Instrument No. 20121004-0091235, Register's Office for Davidson County, Tennessee and corrected in Scriveners Affidavit, dated March 30, 2020, of record in Instrument No. 20200409-0037779, said Register's Office. The said JAMES E. BEHOF, having since died on or about December 5, 2017, leaving JUDITH WOLF-BEHOF the surviving tenant by the entirety.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

BEING improved property known as 7812 Old Charlotte Pike, Nashville, TN 37209.

Judith Wolf-Behof and Judith A. Wolf-Behof are one and the same person.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

JOSEPH W. SADLER, husband of JUDITH WOLF-BEHOF, joins in the execution of this deed for the purpose of waiving and conveying any marital rights he may have in the property interest hereby conveyed.

WITNESS our hands this 16 day of May 2022.

JUDITH WOLF-BEHOF

JOSEPH W. SADLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JUDITH WOLF-BEHOF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of May 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSEPH W. SADLER, the within named bargainor, 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, at office, this 16th day of May 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023