Karen Johnson Davidson County
Batch# 901222 DEEDQC
08/09/2022 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220809-0090658

Return to:

TIMIOS, INC.
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 2474534

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERESA Y WOODARD AND HERBERT WOODARD JR	TERESA Y WOODARD AND HERBERT WOODARD JR	59 04 0A 150.00
2840 CREEKBEND DR NASHVILLE, TN 37207	2840 CREEKBEND DR NASHVILLE, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TERESA Y. WOODARD, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **TERESA Y. WOODARD AND HERBERT WOODARD JR., WIFE AND HUSBAND AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 78 ON THE FINAL PLAT OF PHASE 4, 5, 6 OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060303-0025044, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TERESA Y. WOODARD, A MARRIED WOMAN BY DEED FROM JAMES R. LEWIS, AN UNMARRIED MAN RECORDED 02/19/2014 IN DEED INSTRUMENT NO. 20140219-0014128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 2840 CREEKBEND DR, NASHVILLE, TN 37207

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.

Witness my hand this 30th day of July, 2022.

Teresa Y. Woodard

TERESA Y. WOODARD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Vanessa Cortner of the state and county mentioned, personally appeared **TERESA Y. WOODARD,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner

Notary Public
Printed Name: Vanessa Cortner
My Commission Expires: 05-07-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Tamra Y. Woodard
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 30th day of July, 2020.

Vanessa Cortner
Notary Public
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jose Nunez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version 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 **07-30-2022** (date of document).

Affiant Signature

08-04-2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **4** day of **AUGUST**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1