THIS INSTRUMENT PREPARED BY:
GERALD L. EWELL, JR.
HULL, RAY, RIEDER, EWELL, LANE & LYNCH, P.C.
214 N.E. ATLANTIC ST.
POST OFFICE BOX 878
TULLAHOMA, TN 37388

Map/Parcel: 181-01-0-B 087.00 CO/

REAL PROPERTY TAX RESPONSIBILITY:
Michael Ryan Woods
6332 Wildwood Valley Drive
Brentwood, TN 37027

OWNER:
Same

ADMINISTRATOR'S DEED

Michael Ray Woods died intestate on September 26, 2021. On October 7, 2021, **MICHAEL RYAN WOODS** was appointed Administrator of the Estate of Michael Ray Woods by the Chancery Court of Coffee County, Tennessee in Probate No. 2021-PR-88. The property described hereinbelow passed under the Tennessee laws of intestate succession, T.C.A. 31-2-104, to **MICHAEL RYAN WOODS**, as sole heir. All debts of the decedent have been paid. The Administrator, by signing this Deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of the Estate.

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **MICHAEL RYAN WOODS**, as Administrator of the Estate of Michael Ray Woods, have bargained and sold and, by these presents, do hereby remise, release and forever quitclaim unto **MICHAEL RYAN WOODS**, his heirs and assigns, all of the right, title and interest of Michael Ray Woods, however derived, in and to certain tracts or parcels of land located and situated in Davidson County, State of Tennessee, bounded and described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 38 on the Plan of Section Two Addition to Sugar Valley, as shown by plat of record in Instrument Number 20040622-0073636, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to: 1) current years taxes which have been prorated and assumed by the Grantee(s); 2) all restrictions of record; 3) all easements of record;

Karen Johnson Davidson County
Batch# 966347 DEEDQC
02/02/2023 08:47:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230202-0007600

4) all visible easements; 5) all matters appearing on the plan of record and 6) all applicable government and zoning regulations.

This is improved property, known as: 660 Sugar Mill Drive, Nashville 37211

For source of title, see Instrument No. 20090420-0035609 dated April 20, 2009 and recorded in the Register's Office of Davidson County, Tennessee.

Michael Ray Woods died September 26, 2021 (Death Certificate #2021 068040) vesting complete title in Michael Ray Woods, as sole heir of the Estate of Michael Ray Woods.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **MICHAEL RYAN WOODS**, his heirs and assigns, forever in fee simple; and I, in the capacity of Administrator only, warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS my hand this 12th day of September 2022.

MICHAEL RYAN WOODS,
Administrator of the Estate of Michael Ray Woods

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, a Notary Public in and for said State and county, **MICHAEL RYAN WOODS**, Administrator of the Estate of Michael Ray Woods, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 12th day of September 2022.

NOTARY PUBLIC

PATRICIA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My Commission Expires:
6/17/26

* * * * *

I, or we, hereby swear or affirm that this transaction is exempt from transfer tax, T.C.A. 67-4-409(a)(3)(D).

AFFIANT

SWORN TO AND SUBSCRIBED before me this 12th day of September 2022.

NOTARY PUBLIC

PATRICIA L. CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

My commission expires: 01/14/26