Karen Johnson Davidson County
Batch# 971942 DEEDQC
02/17/2023 01:44:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230217-0011761

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **CHELSEA DOYSCHER WOODARD**
1337 Stainback Avenue
Nashville, TN 37207

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **071-15-0-227.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of CHELSEA DOYSCHER WOODARD v. SPENSER EDWARD WOODARD, in the Circuit Court of Davidson County, Tennessee, Docket Number 22D-1218, the receipt of which is hereby acknowledged, Spenser Woodard, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Chelsea Doyscher Woodard, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 78 and Lot 79, The Highland Land Co's Subdivision, as shown on Plan of record in Plat Book 421, Page 14, in the Register's Office of Davidson County, TN to which Plan reference is hereby made for a more particular description of said property.

Said Lots adjoin and front together 50 feet on the Easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

This is the same description as in the previous deed of record.

Being the same property conveyed to Chelsea Doyscher Woodard and Spenser Woodard, Wife and Husband, by Warranty Deed dated June 19, 2019, from BAK GLOBAL INVSTMNTS2, LLC, A FLORIDA LIMITED LIABLITY COMPANY, of record, Instrument No. 20190621-0060310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 1337 Stainback Avenue, Nashville, Tennessee 37207.

IN TESTIMONY WHEREOF we, have executed this instrument this the 23rd day of November 2022.

SPENSER WOODARD, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Spenser Woodard, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23rd day of November 2022.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 6, 2023

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)