QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 972446 DEEDQC
02/21/2023 10:44:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230221-0012106

AJ-AOH-QCD-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis Bernard Woodson	**New Owner**	
(NAME)	(NAME)	**08106020000**
2011 26th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Bernard Woodson,** hereinafter called the Grantor, by these presents do hereby convey, assign, and quitclaim unto **Dennis Bernard Woodson and Betty Woodson, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2854, Page 146, Register's Office for said County.

Said Lot No. 27 fronts 58 feet on the westerly side of 26th Avenue North and runs back 125 feet on the northerly and 160 feet on the southerly line to a dead line in the rear, measuring 65.8 feet thereon.

Being the same property conveyed to **Burnice E. Woodson** by **Warranty Deed** from **Ethel W. Norman**, of record in **Book 5770, Page 812**, in the Register's Office for Davidson County, Tennessee.

The said **Burnice E. Woodson** having since died intestate on February 4, 2018. The property of **Burnice E. Woodson** vesting at his death in **Dennis Bernard Woodson**, as evidenced by Affidavits of Heirship of record in Instrument Nos. **20180703-0064229** and 20230216-0011452 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2011 26th Ave N, Nashville, TN, 37208**.

Witness my hand this the 14th day of Febru, 2023.

Dennis Bernard Woodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Dennis Bernard Woodson,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of Febru, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON