Name and Address of New Owner:
Whitney Wood Bebout
7611 Veranda Ct
Nashville TN 37221
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 977523 DEEDQC
03/06/2023 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0016049

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 142-10-0E-065-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Brandon Wood and William Bennett Wood,** "the Grantors," convey and quitclaim their interest unto **Whitney Wood-Bebout and Diane Wood,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being Unit No. 65 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to James C. Wood, Jr. married man and Whitney V. Wood, unmarried woman by Warranty Deed from Parkside Builders, LLC, dated 8,23, 2017 and filed of record in Instrument No. 2010919-0095582 and filed of record in the Register's Office for Davidson County, Tennessee. James C. Wood Jr. died on 6/5/2021 leaving Diane Wood, James Brandon Wood, William Bennett Wood as his sole heirs at law. See Affidavit of Heirships of record in Instrument No 202303060016047 Instrument No 202303060016048 the Register's Office for Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202303060016049

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 28th day of February, 2023.

_____(SEAL)
James Brandon Wood

_____(SEAL)
William Bennett Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2023, before me personally appeared James Brandon Wood and William Bennett Wood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2023.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of February, 2023.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202303060016049

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/28/23 (date of document).

Affiant Signature

3/3/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

