Karen Johnson Davidson County
Batch# 982379 DEEDQC
03/20/2023 12:41:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0019963

This Instrument Prepared By:

W. Derek Malcolm, Esq.
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

QUITCLAIM DEED

THIS DEED, made and entered into on this the 16th day of March, 2023, by and between **SHERRY METTETAL WOODS, unmarried, Trustee for Ella Jean Woods Denson,** party of the first part, and **NASHWOOD REAL ESTATE, INC., a Tennessee S-Corporation,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part does hereby convey and quitclaim unto the party of the second part, all her right, title, and interest in the following described property situate in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 4 on the plan of Belle Acres, Section I, as of record in Book 5200, Page 144, and revised in Book 5200, Page 277, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 36 feet on the easterly margin of Farley Place, and extends back 151.44 feet on the southerly line and 118.47 feet on the northerly line to a dead line in the rear measuring 33.51 feet thereon.

BEING the same property conveyed to Sherry Mettetal Woods, by Warranty Deed dated February 8, 2019, from Bryan Eugene Denson and wife, Cherri Harris Denson, their 1/2 undivided interest, which appears of record in the Register's

Office for Davidson County, at Nashville, Tennessee in Instrument No. 20190211-0012830.

BEING the same property conveyed to Sherry Mettetal Woods, unmarried, Trustee for Ella Jean Woods Denson by Quitclaim Deed dated July 19, 2017, from Teddie Michelle Woods Waddell, married, (formerly known as Michelle Denson), which appears of record in the Register's Office for Davidson County, at Nashville, Tennessee in Instrument No. 20170719-0072858.

THE PROPERTY ADDRESS AND/OR TAX PARCEL IDENTIFICATION NUMBER SHOWN HEREIN ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS, AND ARE NOT HEREBY INSURED. THIS INFORMATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS AMENDING OR ALTERING THE DESCRIPTION SET FORTH ABOVE IN ANY WAY:

Tax Map No. 095-05-0A-004.00

Property Address: 2013 Farley Place, Nashville, TN 37210

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

SHERRY METTETAL WOODS, Trustee
for Ella Jean Woods Denson

STATE OF ARKANSAS)
:ss
COUNTY OF DREW)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SHERRY METTETAL WOODS, unmarried, Trustee for Ella Jean Woods Denson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposed therein contained.

WITNESS my hand, at office, this the 16th day of March, 2023.

Porscha Preddy
Notary Public

My Commission Expires:

6-8-2025

PORSCHA PREDDY
NOTARY PUBLIC-STATE OF ARKANSAS
DREW COUNTY
My Commission Expires 06-08-2025
Commission # 12694151

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Nashwood Real Estate, Inc.

Address: 1355 Sweetwater Drive
Brentwood, TN 37027

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $Quitclaim, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 16 day of March, 2023.

Notary Public

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

My Commission Expires:

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS. THE LEGAL DESCRIPTION OF THE REAL ESTATE SET OUT HEREIN WAS TAKEN VERBATIM FROM A PRIOR DEED IN THE PUBLIC RECORD AND WITHOUT THE BENEFIT OF A NEW SURVEY. THE PREPARER OF THIS DOCUMENT MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY OR CONTENT OF THE DESCRIPTION SET OUT HEREIN.