Tax Parcel ID No:
131 02 0F 004.00

Send Tax Bills To:

Edwin Thomas Wood
4205-A Kirtland Road
Nashville, TN 37215

This Deed Prepared by:
Sawnie R. Aldredge
Attorney at Law
P.O. Box 120713
Nashville, Tennessee 37212
(615) 385-4437

Address of New Owner is as Follows:

Edwin Thomas Wood
4205-A Kirtland Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 988539 DEEDQC
04/05/2023 08:25:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230405-0024630

QUITCLAIM DEED

I, Nicki Pendleton Wood, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Quitclaim unto Edwin Thomas Wood, all of my interest in the following described real estate lying in Davidson County, Tennessee, more particularly, described as follows:

Land in Davidson County, Tennessee , being Unit 4205-A together with the carport designated No. 4205-A (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee and described in a Master Deed and plat attached thereto, of record in Book 11573, Page 376, Registers Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and plat attached thereto, Registers Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, record in Book 547, Page 85 and 86, Registers Office for Davidson County, Tennessee, and a portion of Lot No. 2. Resubdivision of Lots 60, 61, 62, and 66, Hollywood Place of record in Book 9700, page 786, said Register's Office.

Being the same property conveyed to Edwin Thomas Wood and wife Nicki Pendleton Wood by Warranty Deed from Virginia Tarkington Baka,

unmarried in instrument number 20220211-0016067 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as maybe amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et. seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hollywood Place, as recorded in Plat Book 547, Pages(s) 85;.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 60, 61, 62 and 66 Hollywood Place, as recorded in Plat Book 9700, Page(s) 786;.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Hall, Phase II Condominium of record in Book 11573,Page 376; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3921, Page 443.

Easement for Highway Purposes, recorded in Book 4420, Page 41.

Easement for Cable Television, recorded in Book 11534, Page 599.

Cross- Easement recorded in Book 11622, Page 610.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11224, Page 625.

This is improved property located at 4205 A Kirtland Road Nashville, TN 37215.

Nicki Pendleton Wood

Nicki Pendleton Wood

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On Mar 31, 2023, before me, personally appeared Nicki Pendleton Wood, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and seal, at office this 31 day of Mar, 2023.

DAWNIE R. ALDREDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-2-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I affirm that the actual consideration or value, whichever is greater, for this transfer is Ten Dollars ($10.00).

Nicki Pendleton Wood

Nicki Pendleton Wood

On March 31, 2023, before me personally appeared Nicki Pendleton Wood, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, at office, this 31 day of March, 2023.

SAWNEE ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 9-2-2025