36745-5 Box #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1029110 DEEDQC
07/21/2023 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230721-0056308

State of Tennessee
County of Wilson

The actual consideration for this transfer is $ -0-.

Barbara A Foster
Affiant

Subscribed and sworn to before me, this the 19 day of July, 2023.

Notary Public

My commission expires: 12-2-2023

SHANNON C GLOVER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON (NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth J. Woodard	**"NEW OWNERS"**	**105-14-0-302.00**
2215 A White Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William F. Snyder, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Kenneth J. Woodard, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A 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. 2, Block 13 on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property vested in William F. Snyder by Warranty Deed dated June 24, 2019, from University Heights Realty, Inc., a Tennessee corporation, of record in Instrument No. 20190702-0064629, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as: **2215 A White Avenue, Nashville, TN 37204 .**

Witness my/our hand(s) this 19 day of July, 2023.

William F. Snyder

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Snyder,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilson Co, Tennessee, this 19 day of July, **2023**

Notary Public

My Commission Expires: 12-2-2023

SHAWN C GLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

202307210056308

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

This TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT is attached to and by this reference is made a part of the Deed of Trust, dated July 19, 2023, and executed in connection with a loan or other financial accommodations between VOLUNTEER STATE BANK and KENNETH J WOODARD II.

I, Shawn Glover, 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 7-19-2023 (date of document).

Shawn C Glover
Signature of Affiant / Bank Official

7-19-2023
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 19 **day of** July, **20** 23.

BARBARA A. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Barbara A. Foster
Notary Signature

My Commission Expires: 9-18-23

On my own behalf and in my representative capacity for any parties for this transaction, I agree to sign the transaction documents electronically and/or that the transaction documents may be preserved as electronic records.

THIS TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT IS EXECUTED ON JULY 19, 2023.

GRANTOR:

X
KENNETH J WOODARD II

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