Karen Johnson Davidson County
Batch# 1048762 DEEDQC
09/12/2023 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230912-0071438

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$ 0.00**

Subscribed and sworn to before me this 11th day of September, 2023.

Notary Public **Affiant**

My Commission Expires: 4/26/25

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kelly Woodroof **Vanessa Brown** **231 Cedarwood Lane** **Madison, TN 37115**	Same As New Owner	043020a23100co

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **KELLY E. WOODROOF,** has this day bargained and sold, and does hereby transfer and convey unto the said **KELLY E. WOODROOF** and **VANESSA BROWN,** husband and wife, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 231 on the Plan of a Resubdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Plat Book 5200, Page 590, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof. Together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes.

Being the same property conveyed to Kelly E. Woodroof, unmarried, from Larry Steve Hixson, unmarried, by Warranty Deed on January 20, 2012 of record in Instrument No. 2012 0125-0007113, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012 and subsequent years thereafter; subject to declaration of covenants, conditions, and restrictions for Cedarwood Courtyard Homes of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and all amendments thereto; subject to by-laws of Cedarwood Courtyard Homes Homeowner's Association, Inc., of record in Book 5307, Page 231, and all amendments thereto; said Register's office; subject to sanitary sewers and/or storm drainage easements in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, Page 36, and in Instrument No. 20110325-0023033, said Register's Office; subject to the matters set forth on plat for Cedarwood Courtyard Homes, Phase one, a planned unit development, of record in Plat Book 5200, Page 590, and all amendments thereto; said Register's Office; subject to the terms and conditions of Master Deed in Book 5707, Page 121, and all amendments thereto, said Register's Office; deed to Cedarwood Courtyard Homeowner's Association of record in Book 6216,

Page 432, said Register's Office. Further subject to all other restrictions, easements, planning documents, and encumbrances of record.

This is improved property known as 231 Cedarwood Lane, Madison, TN 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of September, 2023.

KELLY E. WOODROOF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth G. Cooper, a Notary Public in and for said County and State, **KELLY E. WOODROOF,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 11th day of September, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **9/11/2023** [DATE].

AFFIANT SIGNATURE

9/11/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **September**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

