Karen Johnson Davidson County
Batch# 1078996 DEEDQC
12/06/2023 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231206-0094286

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Connor Woodruff and Anna Shea Woodruff 1816 B 6th Ave North Nashville, TN 37208	New Owner	081-08-2W-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ANNA SHEA WOODRUFF, A MARRIED WOMAN (formerly known as Anna Shea Vande Kamp)**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **CONNOR WOODRUFF AND ANNA SHEA WOODRUFF, HUSBAND AND WIFE**, hereinafter collectively called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1816 B, together with the appurtenant interest in the common elements of the Plan of Rue 6 Townhomes, a horizontal property regime with private elements (a planned unit development), of record as Instrument No. 20161202-0126831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anna Shea Vande Kamp, a single woman, by Quitclaim Deed dated April 26, 2021, from Ryan Vande Kamp (erroneously referred to as Ryan Vandekamp in prior deed) and Leanne Vande Kamp (erroneously referred to as Leanne Vandekamp in prior deed), husband and wife, of record as Instrument No. 20210504-0059697, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 1816 B 6th Ave North, Nashville, TN 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of December, 2023.

Grantor:

Anna Shea Woodruff
(formerly known as Anna Shea Vande Kamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Anna Shea Woodruff (formerly known as Anna Shea Vande Kamp)**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2023.

Notary Public

My commission expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

AFFIANT

Sworn to and subscribed before me, this 6th day of Deceember, 2023.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Robert C. Ashworth, 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 correct copy of the original document executed and authenticated according to law on December 6, 2023.

Signature

12/6/2023
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

12/6/2023
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025