Karen Johnson
Batch # 1080395
12/11/2023 09:04:04 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231211-0095149

This instrument prepared by:

Timothy P. Underwood
HENRY, HENRY & UNDERWOOD, P.C.
Attorneys at Law
119 S. First Street
P.O. Box 458
Pulaski, TN 38478-0458

JANN UNDERWOOD

TO . . . QUITCLAIM DEED

MARTHA SHERMAN UNDERWOOD

FOR A GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, Jann Underwood, a single person, have this day quitclaimed unto, Martha Sherman Underwood, a single person, her heirs and assigns, in fee simple, all my right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Lots Nos. 1 thru 4 and part of 28, Block "B" on the Plan of The Life & Casualty Insurance Co.'s Subdivision of Woodmont Acres (revised) as of record in Plat book 843, Page 102, Register's Office for Davidson County, Tennessee.

Said Lots 1, 2, 3 and 4 and part of Lot 28 from 15 feet on the southerly margin of Woodmont Boulevard and run back between parallel lines 175 feet to a dead line which measures 105 feet thereon.

And being the same property acquired by Martha Sherman Underwood and Jann Underwood by deed of record in Instrument No. 20120726-0065929, Register's Office for Davidson County, Tennessee, to which reference is here made.

Map - Parcel No. 117-5/121

Property Address: 3637 Woodmont Boulevard, Nashville, TN 37205

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID OR TENNCARE ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2023 are to be paid by the grantee(s) herein.

Dated: This the 29 day of November 2023.

Jann Underwood

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Isaac Hudson, a Notary Public of said County and State, Jann Underwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 29 day of Nov 2023.

Notary Public

My Commission Expires: Oct-16-2027

STATE OF TENNESSEE
COUNTY OF Rutherford

We, hereby swear or affirm that the actual consideration for this transfer is $$0.00. No tax is required pursuant to T.C.A. §67-4-409(a)(1)(D) and §66-5-103(2).

Affiant

Sworn to and subscribed before me
on this, the 29 day of Nov 2023.

Notary Public

My Commission Expires: Oct-16-2023.

ISACC EMMANUEL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Real property taxes will be paid by:

Name: Martha S. Underwood
Address: 3637 Woodmont Boulevard
Nashville, TN 37205

Mail deed to:
Name: Same as above

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

F:\home\Tracy\Deeds\Underwood, Martha Sherman.wpd