QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Jessica Rosenthal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2024

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-JR-23-1115B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica L. Rosenthal, unmarried	**NEW OWNER**	
(NAME)	(NAME)	**082-04-0-045.00**
1115 B N 7th St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY D. WOODS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JESSICA L. ROSENTHAL, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 233 and the Northerly 11 feet of Lot No. 232 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 42 feet on the Easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Goodloe M. Harman, unmarried by Warranty deed from Margaret R. Dewitt and Keegan E. Dewitt, wife and husband of record in Instrument No. 20141126-0109107 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 26, 2014

Being the same property conveyed to Jeffrey D. Woods, unmarried, and Jessica L. Rosenthal, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Goodloe M. Harman, unmarried, dated March 29, 2019 and recorded April 1, 2019 in Instrument No. 20190401-0029250, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1115 B N 7th St, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch # 1094190 **DEEDQC**
01/25/2024 03:39:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240125-0005275

Witness my/our hand(s) this the 16 day of January, 2024.

Jeffrey D. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of January, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212