THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Kenneth Lee Woods, Trustee
Marva Ann Blanchard-Woods, Trustee
3016 Palomino Place
Hermitage, TN 37076

Send Tax Bill to:
Owner

Map-Parcel Numbers:
064-09-0A-038

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2023.

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kenneth L. Woods and wife, Marva B. Woods** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Kenneth Lee Woods and Marva Ann Blanchard-Woods, Trustees of the Kenneth Lee Woods and Marva Ann Blanchard-Woods Living Trust dated August 7, 2023, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4412 South Trace Boulevard, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of August, 2023.

Kenneth L. Woods

Marva B. Woods

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1101006
02/14/2024 10:12:42 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240214-0010234

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth L. Woods and Marva B. Woods**, the Grantor, 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 this 7th day of August, 2023.

My commission expires: 10/3d/24 Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit 4412 on the plan of Southfork Condominiums, of record in Book 6250, page 386, said Register's Office, and appended as Exhibit B to the First Amendment to Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete legal description, said unit being more particularly described by the Master Deed for Southfork Condominiums, Past One, of record in Book 6783, page 839, said Register's Office and amended and made applicable by First Amendment to Master Deed of record in Book 6994, Page 447, Register's Office for said County,

All buildings, improvements and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used or intended to be used I connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and all of which including replacements and additions thereto, shall be deemed to be and remain a part of the real property covered by this Instrument; and all of the foregoing; together with said property, are herein referred to as the "Property".

Being the same property conveyed to Kenneth L. Woods and wife, Marva B. Woods by Quitclaim Deed from Linda Sue Vanover, dated March 28, 2011, of record in Instrument No. 20110401-0025319, said Register's Office.

KLW