Karen Johnson Davidson County
Batch# 1103903 DEEDQC
02/23/2024 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240223-0012393

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CINDI E. JONES-WOODS
0764311 STONEHALL BOULEVARD
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

CINDI E. JONES-WOODS
0764311 STONEHALL BOULEVARD
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CINDI E. JONES-WOODS, who acquired title as CINDI E. JONES, unmarried (herein, "Grantor"), whose address is 1410 5th Avenue North, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to CINDI E. JONES-WOODS, an unmarried woman (herein, "Grantee"), whose address is 0764311 Stonehall Boulevard, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1410 5th Avenue North, Nashville, TN 37208

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 20 day of February, 2024

PIN NO: 082-09-0B-001.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Cindi E. Jones-Woods, who acquired title as Cindi E. Jones

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cindi E. Jones-Wood, who acquired title a Cindi E. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of February, 2024.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/20/2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration for this transfer is 0.

Grantee:

Grantee signature: Cindi E. Jones-Woods
Cindi E. Jones-Woods

Subscribed and sworn to under oath before me, this 20 day of February 2024 by Cindi E. Jones-Woods.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/20/2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

EXHIBIT A

[Legal Description]

A 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. 1 on the Plan of Final Plat Third Revision Resubdivision of Lots 63 & 64, D.T. McGavock's First Addition in Plat of record in Instrument No. 20020802-0092923, Register's Office for Davidson County, Tennessee.

PIN : 082-09-0B-001.00-CO.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20050603-0063721 on June 3, 2005.

PIN NO: 082-09-0B-001.00-CO

STREET ADDRESS:

1410 5th Avenue North, Nashville, TN 37208

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

24-088977 (SB)

Tennessee Certification of Electronic Document

I, Peter Ranser, 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 2/22/2024 (date of document).

Affiant Signature

2/22/2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 22nd day of February, 2024.

Vicki Voigt
Notary's Signature

MY COMMISSION EXPIRES: 7/2/2025

NOTARY'S SEAL

OFFICIAL SEAL
VICKI VOIGT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/2/2025