Karen Johnson Davidson County
Batch# 1127658 DEEDQC
04/26/2024 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030218

****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
George M. Wood and Janet Herachel Wood
511 Continental Drive
Nashville, TN 37209

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 25th day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 4/11/27

SEND TAX BILLS TO:
SAME

Map/Parcel: 102-03-0-069.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **George M. Wood and Janet Herachel Hargrove**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Geroge M. Wood and Janet Herachel Wood, husband and wife**, hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

WITNESS our hands this 25th day of April, 2024.

George M. Wood

Janet Herachel Hargrove

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **George M. Wood**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2024.

My Commission Expires: 4/12/27

Notary Public

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Janet Herachel Hargrove**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2024.

My Commission Expires: 4/12/27

Notary Public

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot 1293, SECTION 17, CHARLOTTE PARK, as shown on plat of record in Plat Book 3600, Pages 21 and 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **George M. Wood, unmarried and Janet Herachel Hargrove, unmarried, as joint tenants with right of survivorship**, of record in Instrument No. 20160329-0029201, in the Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 29, 2016.

This is improved real property known as **511 Continental Drive, Nashville, TN 37209**.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 25th day of April, 2024

K. Thomas Sidwell
Date: 4-25-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of April, 2024

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202404260030218