Karen Johnson Davidson County
Batch# 1131327 DEEDQC
05/06/2024 01:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240506-0033137

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 2nd day of May, 2024. Notary Public My Commission Expires: 4/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sherry L. Woods, Trustee 6697 Hastings Lane Franklin, Tennessee 37069	SAME	126 16 0A 060.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Woods**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and

incorporated herein by reference to **Sherry L. Woods, Trustee of the 2044 Leeds Lane Trust dated May 2, 2024**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 2nd day of May, 2024.

Brian Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 2nd day of May, 2024.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

126 16 0A 060.00
2044 Leeds Lane, Nashville, Tennessee 37221

Being Lot No. 705 on the Plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Woods, husband, by deed from Brian Woods and Sherry L. Woods, Trustees of the Woods Family Trust, established by the Revocable Trust Agreement of Brian Woods and Sherry L. Woods dated May 19, 2015, of record as Instrument No. 20240506-0033023, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Taxes and assessments for the year 2016, and subsequent years, not yet due and payable.
b. All matters appearing on plan of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee.
c. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.
d. Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee
e. Transmission Line Easement recorded in Instrument No. 20060110-0003857 Register's Office for Davidson County, Tennessee.
f. Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.
g. Order to TVA recorded in Book 4273 Page 280 Register's Office for Davidson County, Tennessee.
h. Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.
i. Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610 Register's Office for Davidson County, Tennessee.
j. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee.
k. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638 Register's Office for Davidson County, Tennessee.

i. Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County, Tennessee.

m. All matters of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee.

n. Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

o. Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

p. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.

q. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.

r. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

s. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

t. Easement for water main across the Dower Tract, a part of the Property, from the 38. 71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

u. Subject to easements of record in Book 107 48, page 876, Register's Office for Davidson County, Tennessee.

v. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

w. A portion of the overall Property is within the 1 DO-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

x. Subject to rights of others in and to common areas/elements.

y. Subject to lien for special assessment contained in the DCC R's/Master Deed.

z. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as 2044 Leeds Lane, Nashville, Tennessee 37221

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 5/2/24.

5/6/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

