Karen Johnson Davidson County
Batch# 1131327 DEEDQC
05/06/2024 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033139

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 2nd day of May, 2024.<br><br>Notary Public<br><br>My Commission Expires: 11/2/26 |

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-2-2026

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Sherry L. Woods, Trustee<br>6697 Hastings Lane<br>Franklin, Tennessee 37069 | SAME | 105 05 0S 002.00 CO |

## 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 1434 15th Avenue South 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 11-02-2025

Notary Public

## EXHIBIT A

### Legal Description

**105 05 0S 002.00 CO**
**1434 15th Avenue South, Nashville, Tennessee 37212**

Land in Davidson County, Tennessee being Unit B 1432 15th Avenue South Townhomes, a Horizontal Property Regime with Private Elements. as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20150115-0004280, 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 Brian Woods, husband, by deed from Sherry L. Woods, wife, of record as Instrument No. 20240506-0033024, Register's Office for Davidson County, Tennessee.

This is improved property known as 1434 15th Avenue South, Nashville, Tennessee 37212.

## 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)

