Karen Johnson Davidson County
Batch# 1131327 DEEDQC
05/06/2024 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240506-0033140

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

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

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: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Sherry L. Woods, Trustee 6697 Hastings Lane Franklin, Tennessee 37069	SAME	105 05 0S 001.00 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 1432 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 001.00 CO
1432 15th Avenue South, Nashville, Tennessee 37212

Land in Davidson County, Tennessee being Unit A 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 1432 15th Avenue South, Nashville, Tennessee 37212.