Karen Johnson Davidson County
Batch# 1131327 DEEDQC
05/06/2024 01:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240506-0033141

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: 11/2/26

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	128 13 0A 407.00 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 407 Westfield Drive 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.

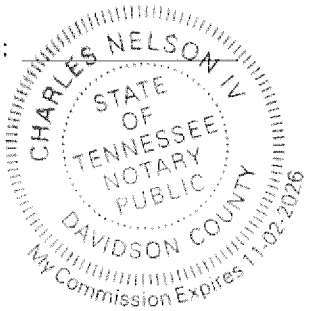
Brian Woods

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:



Notary Public

EXHIBIT A

Legal Description

128 13 0A 407.00 CO
407 Westfield Drive, Nashville, Tennessee 37221

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 of The Westfield Condominiums (formerly known as The Hamlet Condominiums), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Westfield Condominiums of record in Book 6678, Page 77.1, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 335, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the "Site Plan" of the Amendment to said Master Deed of record in Book 6831, Page 982, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C-1" of the Amendment to said Master Deed in Book 7271, Page 335, is said Register's Office.

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 conveyance is subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 335, Register's Office for Davidson County, Tennessee.
3. Charter of Westfield Condominiums Homeowner's Association of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
4. Easement(s) of record in Book 6553, Page 988, in the Register's Office for Davidson County, Tennessee.
5. Easement(s) to Harpeth Valley Utility District of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
6. Easement and Right of way Agreement of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.
8. Grant of Easement of record in Instrument Number 20151130-0120253, in the Register's Office for Davidson County, Tennessee.

9. Boundary Survey of record in Plat Book 6250, Page 590, revised in Plat Book 6250, Page 748, in the Register's Office for Davidson County, Tennessee. .
10. Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 407 Westfield Drive, Nashville, Tennessee 37221.

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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)

