Karen Johnson Davidson County
Batch# 1131327 DEEDQC
05/06/2024 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033142

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 11-02-2025

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	141 06 0C 086.00

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 3761 Springwater 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: _____

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

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 81 on the Plan of Riverbridge Community, Phase IB, a planned Unit Development Subdivision, of record in Instrument Number 20030709-0094605 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Brian Woods and wife, Sherry L. Woods, by deed from US Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Loan Trust 2006-NCl, Grantor, of record as Instrument No. 20120529-0045767, Register's Office for Davidson County, Tennessee.

This is improved property known as 3761 Springwater Drive, 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)

