Name and Address of New Owner:
Anthony M. Woods
209 Old Brick Church Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Anthony M. Woods
209 Old Brick Church Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1133213 DEEDQC
05/09/2024 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034331

This Instrument Prepared By:
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 018 16 0 094.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Anthony M. Woods and Peter R. Hatchett, III, as heirs-at-law of Peter R. Hatchett, Jr., deceased,** "the Grantors," convey and quitclaim unto **Anthony M. Woods,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in 10th Civil District of Davidson County, Tennessee, being Lot No. 5 of the Avril Warmack Subdivision, not of record described according to a survey made by John M. Sullivan, September 9, 1979, described as follows:
>
> Beginning on the northerly margin of McClure Street at the southwest corner of the property conveyed to Clara V. Williams of record in Book 3377, page 308, said Register's Office; thence with Williams' westerly line of N 16 degrees 39' West 197.8 feet; thence South 80 degrees 07' West 57 feet, thence South 18 degrees 43' East 197.7 feet to the northerly margin of McClure Street; thence with the same easterly 50 feet to the beginning.
>
> Being the same property conveyed to Peter R. Hatchett by Warranty Deed from Thomas Richard Malone and wife, Betty Jean Malone, dated March 28, 1989 and recorded on April 3, 1989 in Book 7807, page 273, Register's Office of Davidson, Tennessee. Peter R. Hatchett was also known as Peter R. Hatchett, Jr. Peter R. Hatchett, Jr. is now deceased, having died intestate on March 26, 1995. At the time of the death of Peter R. Hatchett, Jr. he was survived by two children, Anthony M. Woods and Peter R. Hatchett, III, who were his only heirs-at-law pursuant to T.C.A. §31-2-104(b)(1). The purpose of this deed is to correct the heir suffix information in Quitclaim Deed of record as Instrument Number 20061109-0139702, Register's Office of Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 9th day of May, 2024.

Anthony M. Woods

Peter R. Hatchett, III

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9th day of May, 2024, before me personally appeared Anthony M. Woods and Peter R. Hatchett, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2024.

Kellie H. Moss
Notary Signature
My commission expires: 6-23-2025

KELLIE H. MOSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-23-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anthony M. Woods
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 9th day of May, 2024.

Kellie H. Moss
Notary Signature
My commission expires: 6-23-2025

KELLIE H. MOSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-23-2025

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 May 9, 2024.

Rachel Brown
Affiant Signature

5-9-24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of May, 2024.

Kellie H. Moss
Notary's Signature
My Commission Expires: June 23, 2025

Notary's Seal

