Karen Johnson Davidson County
Batch# 1149038 DEEDQC
06/20/2024 09:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046206

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy W, Ste 100**
**Smyrna, TN 37167**

**04-NSH24-07777**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Katherine Michele Wood and James C Wood, II, Margaret Ann Gilbert and Alvin Thomas Gilbert 652 Harding Place Nashville, TN 37211 | New Owner | 147-01-0-056-00 |

# QUITCLAIM DEED

THIS INDENTURE made between, , hereinafter "First Party", and **Katherine Michele Wood and James C. Wood, II, wife and husband,** hereinafter "Second Party". **Katherine Michele Wood and James C. Wood, II, wife and husband, Margaret Ann Gilbert and Alvin Thomas Gilbert, wife and husband, as joint tenants with right of survivorship.**

**WITNESSETH**

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 475 on the Plan of Section Six Caldwell Hall, of record in book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Crescent Maple LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record as Instrument No. 20230621-0046955 in the Register's Office for Davidson County, Tennessee, dated June 14, 2023 and recorded on June 21, 2023.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from John R. Sherrod, single of record as Instrument No. 20230620-0046563, in the Register's Office for Davidson County, Tennessee, dated June 14, 2023 and recorded June 20, 2023.

Being the same property conveyed to Katherine Michele Wood and James C. Wood, II, wife and husband by Quitclaim Deed from Crescent Maple, LLC, a Tennessee limited liability company, of record as Instrument No. 20240522-0038097 in the Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded May 22, 2024.

Katherine Michele Wood is one in the same as Katherine Wood and Katherine Michele Vega Dye Wood. James C. Wood, II is one in the same as James Wood.

Parcel No. 147-01-0-056-00
Being also known as 652 Harding Pl, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 652 Harding Pl , Nashville, TN 37211.

**The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS our hands this 13th day of June, 2024.

By: James Wood

By: Katherine Wood

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Wood and Katherine Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 13th day of June, 2024.

Notary Public

My commission expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Shelly M Walling *(custodian's name)*, 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 June 13, 2024 *(date of document)*.

Shelly M Walling
Custodian's Signature

6-19-24
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 19th day of June, 2024.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/24/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY