Karen Johnson
Batch # 1162153
07/25/2024 09:03:33 AM
Fees: $13.00 Taxes: $31.59
Davidson County
DEEDQC
2 pgs
20240725-0056198

FROM: MICHAEL S. MONTGOMERY AND NANCY V. EMME

TO: TERRY W. WOODALL

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

Terry W. Woodall
4254 Gourley Road
Pegram, TN 37143

SEND TAX BILLS TO:

New Owner-Same

MAP-PARCEL NUMBERS:

Map 099-00-0, Par. 005.00*

***To hereafter be removed from Metropolitan Nashville Davidson County Assessment &Tax Rolls**

This instrument prepared by:

Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082
Phone: (615) 948-5031

Upon information furnished by the parties and without benefit of new survey, formal title examination or title insurance, no closing thereupon, no formal legal description provided and no tax advice given.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $ 8,536.68 .

T. W. Woodall, Affiant

Sworn to and subscribed before me this 22nd day of July, 2024.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-10-2027

We, MICHAEL S. MONTGOMERY and NANCY V. EMME, and being husband and wife, the Grantors, do hereby quitclaim **unto TERRY W. WOODALL,** the Grantee, all of our interest in the following stated land purportedly heretofore being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee
POND CREEK RD
8.14 Acres
Field Book Number 8D 40572
Map and Parcel Number 099–00-0 005.00

Being the Davidson County, Tennessee currently assessed and taxed unimproved real property that is the subject of a "Report Of Sale" Instrument relative to a delinquent back tax sale, styled: State of Tennessee vs. Delinquent Taxpayers Etc. (S L Lewis as the Delinquent Taxpayer) and a purportedly stated Deed Book and Page Number of the delinquent taxpayer as a source of title or portion thereof, File No. 01-747-II, Control No. 2510-4200, Field Book 08D 40572, as set out and attached to Certified copy of Final Decree

Confirming Sale, No 01-747-II, Chancery Court for Davidson County, Tennessee, all of record in Instrument No. 2020128-0011433, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Notwithstanding language in the Final Decree Confirming Sale, there was no deed given from the Clerk & Master.

There is no metes and bounds property description which can be used as a legal description for this quitclaim deed.

After much research and investigation it has been determined that the Grantors' real property interest as purchased at the tax sale does not in fact exist which has heretofore been mapped and under the assigned map and parcel number of Metropolitan Nashville Davidson County, Tennessee. ***The Assessors and Mapping Offices in Davidson and Cheatham Counties, Tennessee have determined that the purported 8.14 Acres is a portion of the Grantee's property he owns lying in Cheatham and Davidson Counties, Tennessee. The subject property under this instrument is already all being taxed entirely in Cheatham County, Tennessee, under the Cheatham County Assessor's Map 086, Parcel 108.00 with the Grantee as the Owner encompassed within the four corners of his deed.** The entire Grantor's acreage is of record in Instrument No. 20152214-0125599, Register's Office for Davidson County, Tennessee, and is also recorded in Record Book 505, Page 1654, Register's Office for Cheatham County, Tennessee.

Based on all of the foregoing this quitclaim deed is also for purposes of correction and is a full relinquishment of any all property rights unto the said Terry W. Woodall.

Witness our hands on this the 22nd day of July, 2024.

GRANTOR:

MICHAEL S. MONTGOMERY

NANCY V. EMME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Michael S. Montgomery and wife, Nancy V. Emme, the Grantor bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as their voluntary free act and deed.

Witness my hand and official seal at Nashville, Tennessee on this 22nd day of July, 2024.

NOTARY PUBLIC

My commission expires: 7-10-2027

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.