QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1164693 DEEDQC
07/31/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058159

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.20.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division,
13026 Lebanon Rd. Ste 100
Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cordney L. Woodard	Cordney L. Woodard	087-09-0-087.00
(NAME)	(NAME)	
4820 Myra Drive	4820 Myra Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Karla Bean Woodard, an unmarried woman and Cordney L Woodard**, an unmarried man, hereinafter called the Grantor(s), have quitclaimed unto, **Cordney L. Woodard, an unmarried man** hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 32, New Hope Estates, Phase One, as shown on plat of record in Book 9700, Page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Karla Bean Woodard and Cordney L. Woodard, wife and husband by Warranty Deed from Karen R. Langford and Charles D. Langford, husband and wife, dated 10/04/2019, of record in Instrument No. 20191007-0102597, Register's Office for Davidson County, Tennessee.

The said Karla Bean Woodard and Cordney L. Woodard having since divorced are now considered unmarried.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4820 Myra Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 25 day of July, 2024.

Karla Bean Woodard

Karla Bean Woodard

Cordney L. Woodard

State of TENNESSEE

County of WILSON

On this 25 day of July, 2024, before me personally appeared Karla Bean Woodard, known to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that she executed the same to be their free act and deed. Witness my hand and official seal this 25 day of July, 2024.

Notary Public Kim Rogers

My Commission Expires: 4/22/2028

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

State of TENNESSEE

County of WILSON

On this 26th day of July, 2024, before me personally appeared Cordney L. Woodard, known to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged that he executed the same to be their free act and deed. Witness my hand and official seal this 26th day of July, 2024.

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 July 25,2024.

Kim Rogers
Affiant
Date: July 25,2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of July, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

