Karen Johnson
Batch # 1190955
10/08/2024 08:54:34 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241008-0077968

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398
(931) 636-3767

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Philip K. Woodlief, Trustee 5 Peach Blossom Square Nashville, TN 37205	Philip K. Woodlief, Trustee 5 Peach Blossom Square Nashville, TN 37205	104 – 13 – 0 – 245.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Philip Woodlief (referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Philip K. Woodlief, Trustee of the Revocable Trust of Philip K. Woodlief U/A dated August 9, 2024 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 9th day of August, 2024.

GRANTOR:

PHILIP WOODLIEF

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 9th day of August, 2024, before me, a Notary Public of the state and county aforesaid, personally appeared PHILIP WOODLIEF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 9th day of August, 2024.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF PHILIP K. WOODLIEF
U/A DATED AUGUST 9, 2024

PHILIP K. WOODLIEF, Trustee/Affiant-Grantee

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

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

EXHIBIT A

MAP & PARCEL: 104 – 13 – 0 – 245.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Second Revision, Peach Blossom Square, of record in Plat Book 4300, Page 18, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF TITLE: Being the same property conveyed to Philip Woodlief by Warranty Deed of record in Instrument No. 20220916-0103371, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 5 Peach Blossom Square, Nashville, TN 37205.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.