THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-0879	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 16th day of October 2024. *Notary Public* *My commission expires:* 10-25-26

Name and Address of New Owner:
Stephen Douglas Wood
519 Rosedale Ave
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1213464 DEEDQC
12/09/2024 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241209-0095388

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Send Tax Bills To:
Owner

Street Address of Subject Property:
519 Rosedale Ave
Nashville, TN, 37211

Parcel ID:
118 04 0 112.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Wood and Shea Wood, Heirs of Brenda Kaye Wood, deceased,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Stephen Douglas Wood, unmarried,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section I, Hurdwood Heights of record in Plat Book 2330, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grover Dillon and Brenda Kaye Wood, as tenants in common with right of survivorship by Quitclaim Deed from Grover Dillon of record in Instrument No. 20001027-0106766 Register's Office for Davidson County, Tennessee, dated October 6, 2000 and recorded on October 27, 2000. The said Grover Dillon predeceased Brenda Kaye Wood, leaving her surviving tenant by the entirety. The said Brenda Kaye Wood having since died on or around April 19, 2024 leaving Doug Wood, Shea Wood, and Matthew Wood sole heirs, see Affidavit of Heirship in Instrument No. 202412090095387, said Register's Office.

WITNESS my hand this 16th day of October, 2024.

Grantor – Matthew Wood

Grantor – Shea Wood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Matthew Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 16th day of October, 2024.

April D. Wideman
NOTARY PUBLIC

My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shea Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 16th day of October, 2024.

April D. Wideman
NOTARY PUBLIC

My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 22, 2024.

Signature
November 22, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 22, 2024

Notary's Signature

My Commission Expires: 4-13-25

