Karen Johnson Davidson County
Batch# 1219024 DEEDQC
12/26/2024 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241226-0099628

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Myrna Holtz Wooders, Affiant

Subscribed and sworn to before me this 23rd day of December, 2024.

Notary Public
My Commission Expires: 3-3-2026

CASEY W. RIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Myrna Holtz Wooders, Trustee 117 30th Avenue North, Unit 701 Nashville, TN 37203	Same	Map 104-02-W Parcel 701.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Myrna Wooders**, unmarried, the "**Grantor**", does hereby convey and quitclaim unto, **Myrna Holtz Wooders, Trustee of the Myrna Holtz Wooders Revocable Trust dated May 11, 2011, as amended**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 23rd day of December, 2024.

Myrna Wooders

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Myrna Wooders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 23rd day of December, 2024.

Notary Public
My Commission Expires: 3-3-2026

CASEY W. RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 701, together with the appurtenant interest in the common elements of West End Lofts II Condominium, a horizontal property regime established by Master Deed, appearing as Instrument No. 20030701-0091161, and amended as Instrument No. 20050106- 0002529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Myrna Wooders, Unmarried, by Warranty Deed from West End Lofts II, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050204-0013248, dated February 2, 2005, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 117 30th Avenue North, Unit 701, Nashville, Tennessee 37203.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 December 23, 2024 (date of document).

Affiant Signature

12/23/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: October 24, 2028

NOTARY'S SEAL

