THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
David Eric Wood
901 E Old Hickory Blvd
Madison, TN 37115

MAP/PARCEL
043-13-0-033 00 & 043-13-0-053 00

Karen Johnson
Batch # 1232791
02/03/2025 08 48 19 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250203-0007744

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Kristina L. Wood, a married woman, Grantor, by these presents do hereby quitclaim and convey unto David Eric Wood, a married man, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Being Lot Nos. 15 and 16 on the Map of Madison Commerce Center Subdivision of record in Book 547, Page 130, in the Register's Office for said County. Said Lots Nos. 15 and 16 join and front together 50 feet on the North said of Sweetbrier Avenue and run back between parallel lines 129.9 feet on the West line of lot No. 15 and 129 feet 11 inches on the East line of Lot No. 16, to the Southerly margin of a 9-foot alley measuring 50 feet thereon.

Being a portion of the same property conveyed to Kristina Wood, a married woman by Warranty Deed dated 9/23/2020 from Southbay Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200925-0110422, Register's Office for Davidson County, Tennessee.

Improved Property Address: 207 E. Old Hickory Blvd., Madison, TN 37115.

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Being Lot No. 49, in Block B on the Plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, Page 44, Register's Office for said County, and more particularly described as follows: Said Lot No. 49 fronts 50 feet on the South side of Old Hickory Blvd. and runs back Southerly between parallel lines 150 feet to a deadline.

Being a portion of the same property conveyed to Kristina L. Wood, married by Warranty Deed dated 6/19/2013 from Thomas Edward O'Kelly and wife, Juanita O'Kelly of record in Instrument No. 20130621-0063657, Register's Office for Davidson County, Tennessee.

Improved Property Address: 224 E. Old Hickory Blvd., Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 3rd day of January, 2025.

Kristina L. Wood

STATE OF TENNESSEE
COUNTY OF Macon

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kristina L. Wood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2025.

Tara Nicolazzi
Notary Public
My Commission Expires. 12/28/25

TARA NICOLAZZI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

The actual consideration or value whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 3rd day of January, 2025

Tara Nicolazzi
Notary Public
My Commission Expires· 12/28/25

TARA NICOLAZZI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON