Karen Johnson
Batch # 1243867
03/06/2025 09 48 11 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250306-0016835

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** *No Title Search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESS COUNTY OF WILLI/ The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of March, 2025. Notary Public My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

QUITCLAIM DEED

Address New Owner: Charlotte Allan 327 Hancock St Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 082-07-0-185-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Zachary Woods, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Charlotte Allan, married,** her heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of East Nashville Real Estate Co's Plan of Lots of record in Plat Book 57, Page 11, 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 Charlotte Allan and Zachary Woods, wife and husband, by Warranty Deed from Jacqueline F. Artis, a single woman, of record in Instrument Number 20240405-0024288, in the Register's Office of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2025.

Zachary Woods

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Zachary Woods, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2025.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

Notary Public
My Commission Expires: _____