Karen Johnson Davidson County
Batch# 1263178 DEEDQC
04/22/2025 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030834

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Becky Barnes Woodard, et. al
P.O. Box 564
Joelton, TN 37080

Becky Woodard
AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 22nd day of April, 2025.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map & Parcel: 01416000300

NOTARY PUBLIC
My Commission Expires: 9/20/25

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Becky Barnes Woodard,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Becky Barnes Woodard and husband, Terry Lee Woodard, as tenants by the entirety, and Jennifer Renee Sharp, as tenant in common with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Feltswood, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Owen G. Barnes and Becky Barnes Woodard, as joint tenants with right of survivorship, from Herbert W. Ashburn, Jr. and Cathey Leigh Ashburn, by Warranty Deed, of record in Instrument No. 20080808-0081767, Register's Office for Davidson County, Tennessee.

Owen G. Barnes, having died on March 24, 2013, his interest in said property vesting in Becky Barnes Woodard as the surviving joint tenant.

This is real property commonly known as 3489 Binkley Road, Joelton, Tennessee 37080.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22nd day of April, 2025.

Becky Barnes Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Becky Barnes Woodard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of April, 2025.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 22, 2025.

J. Carlton Drumwright

4/22/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 4/22/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY