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. 2025-0257

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 23 day of April 2025.

Notary Public
My commission expires: 1-21-29

JAMES K STERLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:
2411 Oakwood Avenue, LLC
PMB 271
401 Mt. Juliet Road, Suite 235
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1263453 DEEDQC
04/23/2025 01:07:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250423-0031227

Send Tax Bills To:
Owner

Street Address of Subject Property:
2411 Oakwood Avenue
Nashville, TN, 37207

Parcel ID:
071-04-0-248.00

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, **James C. Woodard, II** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **2411 Oakwood Avenue, LLC,** 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 Number 39 on the Plan of Shepardwood Subdivision, Section I, of record in Book 4175, Page 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to James C. Woodard, II, by cash deed for Tennessee of Aphonso Jackson, acting secretary of Housing and Urban Development of record in Instrument #20040209-0015288, Register's Office, Davidson County, TN dated February 3, 2004, recorded February 9, 2004.

WITNESS my hand this 23 day of April, 2025.

Grantor – James C. Woodard, II

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 23 day of April, 2025.

NOTARY PUBLIC

My commission expires: 1-21-29

JAMES K STERLING
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 April 23, 2025.

Affiant Signature

April 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1-21-29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY