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 STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
1610 Emerson Street, 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
20250423-0031228

Send Tax Bills To:
Owner

Street Address of Subject Property:
1610 Emerson Street
Nashville, TN, 37216

Parcel ID:
072-14-0-272.00

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**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **1610 Emerson Street, 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:

Being Lot No. 6 on the G. A. Pickup Subdivision of Plot No. 1 of the Old Cahal and Northview Avenue, East Nashville, Property described as follows:

Beginning at the Northwest corner of Lot No. 5 continuing South 123.5 feet to a dead line 70 feet to a corner of lot no. 7, thence North in parallel lines 123.5 feet to Emerson Avenue thence West on Emerson Avenue 70 feet to the starting point.

Being the same property conveyed to James C. Woodard, by quitclaim deed of Suwanee Properties, LLC of record in Instrument #20021210-0152141, Register's Office, Davidson County, TN dated December 5, 2002, recorded December 10, 2002.

WITNESS ~~my~~ hand this 23 day of April, 2025.

Grantor – James C. Woodard

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 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

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 1-21-29