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:
3223 Lagrange 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
20250423-0031230

Send Tax Bills To:
Owner

Street Address of Subject Property:
3223 Lagrange Drive
Nashville, TN, 37218

Parcel ID:
080-08-0-153.00

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 **3223 Lagrange 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 No. 216 on the Plan of Section Three Bordeaux Hills of record in Plat Book 20050603-0063520, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 216 fronts the Westerly side of LaGrange Drive, and runs back 128.7 feet on the Northerly line and 126.26 feet on the Southerly line to a dead line in the rear, which is a broken line, on which it measures 58.71 feet.

Being the same property conveyed to James Woodard II by Special Warranty deed from NationsCredit Financial Services of record in Instrument No. 20050603-0063520 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 03, 2005.

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