Karen Johnson Davidson County
Batch# 1270410 DEEDQC
05/08/2025 10:08:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250508-0036032

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Pamela Fay Woodard Affiant Subscribed and sworn to before me, this 6TH day of May, 2025. Lindsay Hamada Notary Public My Commission Expires:

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2029

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Pamela Fay Woodard 5349 Lickton Pike Goodlettsville, Tennessee 37072	SAME	024 00 0 220.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Charlie Scott Woodard, John Thomas Woodard and Kathy Ann Woodard Grant**, hereby remise, release and quitclaim all of their right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to **Pamela Fay Woodard**, and to her heirs and assigns. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 16TH day of May, 2025.

Charlie Scott Woodard

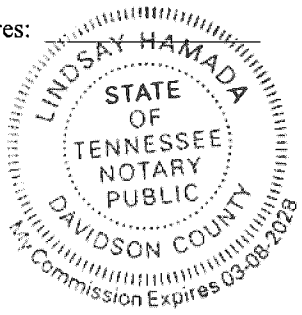
Charlie Scott Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlie Scott Woodard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16TH day of May, 2025.

My Commission Expires: _____



Lindsay Hamada

Notary Public

John Thomas Woodard

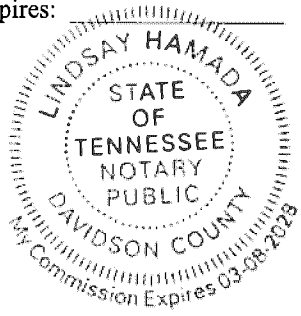
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas Woodard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

Notary Public



Kathy Ann Woodard Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Woodard Grant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of May, 2025.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2029

Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee described according to a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465 as follows:

Beginning at an iron pin marking the most easterly corner of this tract and the most southerly corner of the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, south 12° 07 minutes 18 seconds west 407.85 feet to an iron pin, a corner to the property conveyed to Robert K. Norman of Record and Deed Book 7551 Page 529, Register's Office Davidson County, Tennessee; thence, with the line of Norman north 86° 24 minutes 25 seconds west 214.51 feet to an iron pin, a corner to the property conveyed to William H. Jones Jr. of Record and Deed Book 826 Page 91, Register's Office for Davidson County, Tennessee; thence, with the line of Jones north 86° 24 minutes 25 seconds west 233.99 feet to an iron pin, a corner to the property conveyed to Nathan Wall of Record and Deed Book 7827 Page 433, Register's Office for Davidson County, Tennessee; thence, with the line of Wall north 87° 19 minutes 14 seconds west 232.26 feet to an iron pin, a corner to the property conveyed to Dennis Roberson of Record and Deed Book 6805 Page 541, Register's Office for Davidson County, Tennessee; thence, with the line of Roberson north 82° 33 minutes 49 seconds west 250.06 feet to an iron pin; thence, north 21° 50 minutes 39 seconds east 140.97 feet to an iron pin; thence, south 80° 57 minutes 47 seconds west 111.87 feet to an iron pin at a 20" maple tree. a corner to the property conveyed to Donald L Black of Record and Deed Book 4049 Page 665, Register's Office for Davidson County, Tennessee; thence, with the line of Black north 25° 26 minutes 15 seconds west 273.38 feet to an iron pin at a dead gum tree: thence, south 84° 57 minutes 43 seconds west 164.11 feet to a 60' beech tree; thence, north 00° 22 minutes 47 seconds east 495.78 feet to an iron pin; thence, south 62° 18 minutes 14 seconds east 198.32 feet to an iron pin; thence, south 90° 00 minutes 00 seconds east 100.00 feet to an iron pin; thence, north 05° 42 minutes 48 seconds east and crossing a private drive or roadway 65.00 feet to an iron pin; thence, south 87° 24 minutes 43 seconds east 91.94 feet to an iron pin; thence, north 05° 42 minutes 48 seconds east 457.96 feet to an iron pin; thence, south 83° 59 minutes 34 seconds east 451.76 feet to an iron pin, a corner to the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, with the line of Wilburn south 18° 15 minutes 11 seconds west 469.95 feet to an iron pin in the center of a private drive or private roadway, marking the most westerly corner of the property of Robert Wilburn; thence, with the line of Wilburn south 65° 49 minutes 41 seconds east 821.56 feet to the point of beginning and containing 22.567, acres more or less.

AND

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 15, 1984, and being Job No. 94-063, more particularly described as follows:

Beginning at an iron pin set in a fence corner, said point of beginning being the Northeast corner of the herein described tract and also being the Northeast corner of the original Milton J. Woodard, et ux land of which this is a part, thence with a fence and the line of the Robert V. Zoppel land of record in Book 5698, page 48, R.O.D.C.T, and then with Georgia P. Bouce South 06 degrees 36' 57" west 309.67 feet to a point on the fence; thence continuing with Bouce and a fence South 03 degrees 45' 00" West 426.50 feet to an iron pin set in the fence; thence leaving Boyce and severing the Woodard property North 65 degrees 49' 41" West 821.56 feet to an iron pin set in the center of a 20' existing gravel driveway and ingress and egress easement; thence leaving the said driveway North 18 degrees 15' 11" East 469.95 feet to an iron pin set in a fence line, the line of the Albert Powell, Trustee, land of record in Book 5025, page 280, R.O.D.C.T.; thence with the Powell's line and fence, South 86 degrees 19' 16" East 397.03 feet to a point in the fence thence continuing with the same South 84 degrees 25' 41" East 269.98 feet to the point of beginning.

Included in this conveyance is a 20 foot ingress and egress easement running with an existing gravel drive to Lickton Pike. In addition, an easement for ditches and cuts and slopes.

Being the same property conveyed to Billy Ray Woodard by deed from Charlie S. Woodard, unmarried, and Billy Ray Woodard and wife, Pamela Fay Woodard, of record as Instrument No. 20190802-0076476, Register's Office for Davidson County, Tennessee.

Billy Ray Woodard died intestate on July 5, 2020. Upon his death, the subject property vested in his heirs-at-law, Pamela Fay Woodard, consisting of an undivided one-third (1/3) tenant in common interest, Charlie Scott Woodard, consisting of an undivided two-ninths (2/9) tenant in common interest, John Thomas Woodard, consisting of an undivided two-ninths (2/9) tenant in common interest, and Kathy Ann Woodard Grant, consisting of an undivided two-ninths (2/9) tenant in common interest, as evidenced by a certain Affidavit of Heirship of record as Instrument No. 20250507-0035599, Register's Office for Davidson County, Tennessee.

This is improved property known as 5347 Lickton Pike, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 6, 2025.

May 8, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8TH day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

