Karen Johnson Davidson County
Batch# 1293819 DEEDQC
07/03/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052871

PREPARED BY:

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615.208.4532 | SOPHIE@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Mary S. Woods
AFFIANT

Subscribed and sworn to before me on this day, July 3, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON EXPIRES OCTOBER 24, 2028

New Owner Address:
Crowder-Woods Family Trust
3525 Crestridge Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
163 16 0A 384.00

QUITCLAIM DEED

Mary S. Woods ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Crowder-Woods Family Trust**, dated July 3, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Kim Denise Crowder**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 3, 2025**.

Mary S. Woods

Mary S. Woods

Kim D Crowder

Kim Denise Crowder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Mary S. Woods and Kim Denise Crowder**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 3, 2025.

Notary Public

My Commission Expires: _____

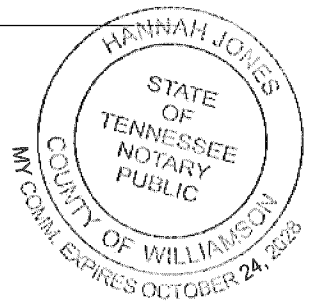


EXHIBIT A

Being Unit No. 384 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200808120082993, Exhibit "A" to the Supplemental Declarations. Register's Office for Davidson County Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary S. Woods, unmarried, from Erica Kuehnle-Lane and husband, William Dawkins, by deed of record in Instrument No. 20150429-0038090, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5430 Cedar Ash Crossing, Antioch, TN 37013.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 July 3, 2025.

Affiant Signature

7-3-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 3, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028