QUITCLAIM DEED
(undivided one-half interest)

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Connie Sue Wooden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July 2025.

Timothy Wayne Chowning
Notary Public

MY COMMISSION EXPIRES:
12.19.28 (AFFIX SEAL)

TIMOTHY WAYNE CHOWNING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Zara Roe (NAME)	Zara Roe (NAME)	4 168.00
104 Lindsey Kyle Ct (ADDRESS)	104 Lindsey Kyle Ct (ADDRESS)	
Portland TN 37148 (CITY) (STATE) (ZIP)	Portland TN 37148 (CITY) (STATE) (ZIP)	File No.: 20250757

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Connie Sue Wooden**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Zara Roe**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest, being an undivided one-half interest, in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. Sprouse, Surveyor, dated May 21, 1990, as follows, to-wit:

BEGINNING at an iron pin in the Southwesterly margin of Huffman Road, said iron pin being the most Northerly corner of this tract of land, said iron pin being South 51° 15' 17" East, 200.00 feet from an iron pin marking the Southeast corner of Barry F. Wooden, et ux., appearing of record in Deed Book 7425, page 41, in the Register's Office for Davidson County, Tennessee, being the Northerly corner of Cecil Ray Wooden and continuing as follows: thence from the point of beginning, leaving said margin of road with a new line South 27° 52' 35" West, 523.81 feet to an iron pin being the most Westerly corner of this tract of land; thence South 80° 14' 59" East, 716.54 feet to an iron pin in said margin of road being the Southeast corner of this tract of land; thence with the margin of said road North 17° 37' 02" East, 58.27 feet; thence North 3° 36' 40" East, 62.80 feet; thence North 16° 71' 26" West, 24.38 feet to an iron pin being the Northeast corner of Steven C. Wooden, et ux, appearing of record in Deed Book 6033, page 651, in the Register's Office for Davidson County, Tennessee; thence continuing with said margin of road North 17° 52' 07" West, 70.35 feet; thence North 45° 05' 06" West, 81.63 feet; thence North 51° 15' 27" West, 508.41 feet to the point of beginning, containing 5.275 acres, more or less.

AND BEING property conveyed to Steven Clay Wooden and wife, Connie Sue Wooden by Quitclaim deed from Eddie Ray Wooden dated August 20, 1996 and filed of record in Book 10162, page 957, Register's Office for Davidson County, Tennessee. The said Steven Clay Wooden and Connie Sue Wooden divorced. The said Connie Sue Wooden conveyed her interest in subject premises to Steven Clay Wooden by Quitclaim Deed dated May 8, 2013 and filed of record in Instrument 20130510-0047265, Register's Office for Davidson County, Tennessee.

Steven Clay Wooden is now deceased, having died on or about January 27, 2014. Pursuant to the Probate Division of Davidson County, Docket No. 14P-244, Zara Roe was appointed Administrator for the Estate of Steven C. Wooden. Zara Roe, Administrator for the Estate of Steven C. Wooden conveyed subject premises to Cecil Clay Wooden and Melissa K. Vaughn by Administrator's Deed dated September 1, 2015 and filed of record in Instrument 20150930-0099529, Register's Office for Davidson County, Tennessee. (Steven Clay Wooden and Steven C. Wooden, being one and the same person)

Melissa K. Vaughn conveyed her undivided one-half interest in subject premises to Zara Roe by Quitclaim Deed dated December 22, 2021 and filed of record in Instrument 20230830-0067877, Register's Office for Davidson County, Tennessee

Cecil Clay Wooden is now deceased, having died intestate, on or about August 12, 2023. Cecil Clay Wooden was unmarried and had no children. Cecil Clay Wooden is survived by his mother, Connie Sue Wooden, his sole heir at law. (See Affidavit of Heirship for Cecil Clay Wooden, appearing of record in Instrument 20250725-0058984 Register's Office for Davidson County, Tennessee.)

INCLUDED in this conveyance is the mobile home situate on subject premises.

Unimproved ☒

This is improved ☐ property, known as 8451 Sycamore Creek Road, Joelton, TN 37080 (House No.) (Street) (P.O. Address)

Karen Johnson Davidson County
Batch # 1302124 DEEDQC
07/25/2025 12:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250725-0058985

Witness my hand this 24 day of July, 2025.

Connie Sue Wooden

Connie Sue Wooden

STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Connie Sue Wooden, the within named 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, at office, this 24 day of July, 2025

Timothy Wayne Chowning

Notary Public
My Commission Expires:
12.19.28

TIMOTHY WAYNE CHOWNING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY