Karen Johnson
Batch # 1303515
07/30/2025 09 54 09 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250730-0060090

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
A&B Properties, LLC **1201 Haber Drive** **Brentwood, TN 37027**	**NEW OWNER**	**116-03-0B-118.00-CO**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **William Harry Woods and Alicia Morgan Woods, husband and wife,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **A&B Properties, LLC, a Tennessee limited liability company,** the **Grantee** herein, its successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 118, on the Plan of Royal Oaks Apartments, created under Title 66, Chapter 27, Sections 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record In Book 5282, Page 972, and amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Royal Oaks Apartments Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 45, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said Unit is also known as Apartment No.118.

Being the same property conveyed to William Harry Woods and Alicia Morgan Woods by Warranty Deed from James Lee Garrett and Annalee Garrett, husband and wife, record in Instrument No 20250609-0044990, Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 9, 2025.

This is improved real property known as: 4505 Harding Pike #118, Nashville, TN 37205

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantors. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

[signature line to follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 17th day of July, 2025.

William H Woods
William Harry Woods

Alicia Woods
Alicia Morgan Woods

STATE OF TN)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Harry Woods and Alicia Morgan Woods,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of July, 2025.

Janice H. Collins
Notary Public

My Commission Expires: 5/8/29

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00

Kim Murray
Affiant

Subscribed and sworn to before me this 18th day of July, 2025.

Kristen Jacoby
Notary Public

My Commission Expires 9/19/2028

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY