Record and Return Mail To:
This Instrument Prepared By.
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1306220 DEEDQC
08/05/2025 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250805-0062222

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Michael L. Woods and Leann Woods, Co-Trustees Michael and Leann Woods Revocable Living Trust 1075 Old Dickerson Pike Goodlettsville, TN 37072	New Owner	03300020100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael L. Woods and Leann Woods**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Michael L. Woods and Leann Woods, Co-Trustees, Michael and Leann Woods Revocable Living Trust Agreement dated August 5, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Tennessee Surveyor Liscense No. 924, dated October 7, 1983, as follows:

Beginning at an iron pin on the northerly margin of Old Dickerson Road, thence along the northerly margin of Old Dickerson South 73 deg. 51' W 237.09 ft. to an iron pin; thence continuing along the margin of Old Dickerson Road along a curve at an angle of 15 deg. 8' and radius of 884.45' a distance of 233.61 ft. to an iron pin; thence North 9 deg. 8' E 602.23 ft. to an iron pin by post; thence North 7 deg. 29' E 358.79 ft. to an iron pin; thence South 87 deg. 31' E 79.96 ft. to an iron pin; thence South 16 deg. 09' E 813.26 ft. to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to **Michael L. Woods and Leann Woods**, by Warranty Deed dated February 6, 2003, from **W.T. Callaway**, recorded in Instrument No. 20030210-0018195, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1075 Old Dickerson Pike, Goodlettsville, TN 37072.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 5th day of August 2025.

Michael L. Woods

Leann Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael L. Woods**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Leann Woods**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of August 2025.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 August 5, 2025.

Affiant Signature

August 5, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of August 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

