Karen Johnson
Batch # 1318932
09/05/2025 11 12 44 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250905-0071038

THIS INSTRUMENT WAS PREPARED BY: W Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite P, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER & RETURN DEED TO:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Linda Ann Woolridge, Trustee WOOLRIDGE FAMILY REVOCABLE TRUST 509 Galesburg Court Nashville, TN 37217	NEW OWNER	150 05 0 212 00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, LINDA A WOOLRIDGE, declaring that I am the surviving spouse of THOMAS WOOLRIDGE, JR., that we were husband and wife when we were conveyed the following described real estate and remained married until the death of THOMAS WOOLRIDGE, JR , (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto LINDA ANN WOOLRIDGE as Trustee of and for the WOOLRIDGE FAMILY REVOCABLE TRUST dated the 5th day of September, 2025, (hereinafter "Grantee"), all my right, title and interest in and to a certain tract or parcel of land, lying and being in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 705 on the Plan of Edge-O-Lake Estates, Section 17, as shown by plat and survey of record in Plat Book 4460, page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This conveyance is subject to any and all existing covenants and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4549, page 802. Register's Office for said County.

Being the same property conveyed to LINDA A WOOLRIDGE and husband, THOMAS WOOLRIDGE, Jr., by deed from LINDA A WOOLRIDGE, of record as Instrument Number 20050630-0075467, Register's Office of Davidson County, Tennessee, the said THOMAS WOOLRIDGE, JR. having since died leaving LINDA A WOOLRIDGE as the sole owner being the surviving tenant by the entirety

This is improved property known as 509 Galesburg Court, Nashville, Tennessee 37217.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is the same as contained in the last deed of reference. This instrument was prepared in accordance with information provided by the Grantor without the benefit of a title

search or survey The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor

Witness my hand, this 5th day of September, 2025

Linda A. Woolridge

LINDA A. WOOLRIDGE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LINDA A. WOOLRIDGE, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 5th day of September, 2025.

Kesha M. Johnson

NOTARY PUBLIC

NOTARY STAMP

KESHA M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/28

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a)(1)(C)(vi): Transfers of real estate to a revocable living trust ; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409(a)(1)(E).