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# 1331235 DEEDQC
10/07/2025 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251007-0080071

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Shelby Noel Woods
1705 Old Dickerson Road
Goodlettsville, TN 37072

Send Tax Bills To:
Mark Lineberry, Esq
PO Box 2155
Mt. Juliet, TN 37121

Map and Parcel No.
09504005700

The 4024 Mt. Juliet Road Trust,
dated February 25, 2020
PO Box 2155
Mt. Juliet, TN 37121

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, **The Donelson Land Trust dated October 30, 2020, Michael L. Woods and D. Mark Lineberry, Co-Trustees**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer a fifty precent (50%) interest unto **Shelby Noel Woods** and a fifty percent (50%) interest unto **Mark Lineberry, Trustee, The 4024 Mt. Juliet Road Trust, dated February 25, 2020**, ("Grantee"), in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT 1:
LAND in the 15th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING at a punch hole in concrete at the intersection of the southerly right-of-way (70 feet wide) of Lebanon Road (State Project Number S.P.575F) with the westerly right-of-way (50 feet wide) of Graylynn Drive; thence, with said westerly right-of-way, South 00 degrees 40 minutes 44 seconds West 209.04 feet to an iron rod set; thence with the northerly boundary line of Holy Rosary Catholic Church property recorded in Instrument No. 20050214-0016223 in the Register's Office for Davidson County, Tennessee, South 85 degrees 05 minutes 21 second West 49.33 feet to an iron rod set; thence, with the easterly boundary line of the Crowell Capital Partnership, GP recorded in Instrument No. 2016222-0134832 in said Register's Office, North 00 degrees 03 minutes 29 seconds East 214.28 feet to a punch hole in concrete on said southerly right-of-way of Lebanon Road; thence, with said right-of-way, South 88 degrees 51 minutes 01 second East 51.42 feet to the BEGINNING containing 0.24 acres +/- or 10,450 square feet as shown on survey prepared by J. Alan Cummings, TN No. 2351, Crawford & Cummings, P.C., 8161 Highway 100, Ste. 163, Nashville, TN 37221, dated September 30, 2020.

This is improved property known as 2619 Lebanon Road, Nashville, TN 37214.
(Map/Parcel: 09504005900)

TRACT 2:
LAND in the 15th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING a punch hole in concrete on the southerly right-of-way (70 feet wide) of Lebanon Road (State Project Number S.P.575F) at its intersection with the easterly boundary line of the Donald McCullars, etux property recorded in Deed Book 8959, Page 192 in the Register's Office for Davidson County, Tennessee; thence, with said right-of-way North 87 degrees 20 minutes 42 seconds East 48.81 feet to a punch hole in concrete; thence, with the westerly boundary line of the Crowell Capital Partners, GP recorded in Instrument No. 20161222-0134832 in said Register's Office, South 01 degree 17 minutes 44 seconds East 223.15 feet to an iron rod set; thence, with the northerly boundary line of the Holy Rosary Catholic Church recorded in Instrument No. 20050214-0016223 in said Register's Office, South 85 degrees 05 minutes 21 seconds West 46.68 feet to an iron rod set; thence, with said McCullars' easterly boundary line, North 01 degree 51 minutes 29 seconds West 224.94 feet to the BEGINNING containing 0.25 acres, +/- or 16,680 square feet, as shown on the survey prepared by J. Alan Cummings, TN No. 2351, Crawford & Cummings, P.C., 8161 Highway 100, Ste. 163, Nashville, TN 37221, dated September 30, 2020.

This is improved property known as 2611 Lebanon Road, Nashville, TN 37214.
(Map/Parcel: 09504005700)

Being the same property conveyed to **The Donelson Land Trust dated October 30, 2020, Michael L. Woods and D. Mark Lineberry, Co-Trustees**, by Warranty Deed dated October 30, 2020, from **Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust**, recorded in Instrument No. 20201113-0133885, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2611 and 2619 Lebanon Road, Nashville, TN 37214.**

(Legal description from prior deed of record).

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

Michael L. Woods, Co-Trustee
The Donelson Land Trust dated
October 30, 2020

D. Mark Lineberry, Co-Trustee
The Donelson Land Trust dated
October 30, 2020

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, Co-Trustee, The Donelson Land Trust dated October 30, 2020**, 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 25th day of September 2025.

Notary Public

My Commission Expires:
7/23/2028

CINDY [illegible] NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 23, 2028

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **D. Mark Lineberry, Co-Trustee, The Donelson Land Trust dated October 30, 2020**, 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 25th day of September 2025.

Notary Public

My Commission Expires:
1/31/2029

TINA R BURRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

D. Mark Lineberry
Affiant

Sworn to and subscribed to before me, this the 25th day of September 2025.

Notary Public

My Commission Expires:
1/31/2029

TINA R BURRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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 7 day of October 2025.

Affiant Signature

7 day of October 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of October 2025.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028