Karen Johnson Davidson County
Batch# 1334732 DEEDQC
10/16/2025 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251016-0082298

QUITCLAIM DEED

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company
100 Bluegrass Commons Blvd, Suite 110
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan Tyler Wood and Elizabeth C Wood	Ascend Federal Credit Union	086-12-0D-099.00
(NAME)	(NAME)	
7360 Blue Gable Road	PO Box 1210	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Morgan Tyler Wood**, hereinafter called the Grantor(s), by these presents, does hereby quitclaim and convey unto **Morgan Tyler Wood and Elizabeth C Wood, husband and wife**, hereinafter called the Grantee(s), his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the plan of Riverbrook, Phase 2, Final Subdivision Plat, as shown on plat of record in Instrument No. 20220617-0069868, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Morgan Tyler Wood, an unmarried man by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated 08/09/2023, of record in Instrument No. 20230809-0061730, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7360 Blue Gable Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITNESS my/our hand(s) this 9th day of October, 2025.

Morgan Tyler Wood

Morgan Tyler Wood

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgan Tyler Wood, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October, 2025.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 10/9/25.

Jennifer A Hoffman
AFFIANT

DATE: 10/15/2025

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 15th day of October, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027