[Blank Spacc Below for Recorder Stamp]

Karen Johnson Davidson County
Batch# 1341635 DEEDQC
11/03/2025 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087431

THIS INSTRUMENT PREPARED BY
Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this
30th day of October 2025.

Notary Public
My Commission Expires: 7/6/2026

[Do Not Stamp Over Text Below]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Cheryl Woodard, Trustee of the Cheryl Woodard Revocable Trust 4174 Farmview Drive Nashville TN 37218	Cheryl Woodard, Trustee 4174 Farmview Drive Nashville TN 37218	059 05 0 195.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Cheryl Woodard** (the "Grantor"), does hereby quitclaim and convey unto **Cheryl Woodard, Trustee under The Cheryl Woodard Revocable Trust dated October 30, 2025**, (the "Grantee"), its heirs and assigns, all of Grantor's right, title, and interest, in and to a certain tract of land in **Davidson** County, Tennessee, described as follows:

BEING Lot No. 200 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Cheryl Woodard by Warranty Deed from Equity Mortgage, Inc., dated October 13, 1999, and recorded on October 20, 1999, at Book 11709, Page 693 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and matters shown on the Plan of record in the Register's Office for said County.

This is Improved Property located at **4174 Farmview Drive, Nashville, TN 37218.**

This Trust ("The Cheryl Woodard Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(A)(1)(C)(vi).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 30th DAY OF OCTOBER 2025.

Cheryl Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary English Thomas, a Notary Public of said County and State, appeared **Cheryl Woodard**, 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 seal, at Office in Nashville, Tennessee, this 30th day of October 2025.

NOTARY PUBLIC
My Commission Expires: 7/6/2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Michael S. Goode**, 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 **October 30, 2025**.

Affiant Signature

Oct. 30, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of October 2025.

Notary's Signature

My Commission Expires: 7/9/2026
Date

Notary's Seal (if on paper)

