This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:		STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 3rd day of November 2025 Notary Public My commission expires: 05-09-2026
Logos Realty Closing Services, Inc. 1720 West End Ave, Suite 300 Nashville, TN 37203	Karen Johnson Davidson County Batch# 1343302 DEEDQC 11/10/2025 12:18:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20251110-0089521	
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Jacqueline Talley. 708 Rowan Dr. Nashville, TN 37207	**SAME AS NEW OWNER** Jacqueline Talley 708 Rowan Dr. Nashville, TN 37207	Map 81-3 Parcel 333

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **Mildred Woodard, unmarried,** hereinafter called "Grantor", does hereby transfer and convey unto **Jacqueline Talley, unmarried** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Being Lot No. 14 on the Plan of Kellow Gardens, Section I, as of record in Book 3500, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the north side of Walsh Street and runs back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Mary Virginia Witherspoon by deed from Melville W. Mays, Jr. and wife, Dorothy D. Mays, of record in Book 4092, page 88, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants recorded in Book 3803, page 472, and to easements and limitations shown on map of record in Book 3500, page 110, and to a certain deed of trust of record in Book 4031, page 278, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Milton Woodard, Jr. and wife, Mildred Woodard of record in Book 4222, page 806, said Register's Office.

Said Milton Woodard, Jr. died on or before May 23, 1968, leaving Mildred Woodard as his heir at law.

This is improved property known as 1108 Walsh Street, Nashville, TN 37208

Executed by my hand this 1st Day of November 2025

Mildred Woodard

Mildred Woodard, Owner

STATE of Tennessee

COUNTY of Davidson

Personally appeared before me, Tuwana J. Bryant, the undersigned, a Notary Public in and for said County and State, the within named Mildred Woodard , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this 1st Day of November 2025

Tuwana J. Bryant

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services, Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, Jennifer Chandler-Cole, do hereby make an 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 November 1, 2025.

Name: Jennifer Chandler-Cole
Title: **Authorized Agent**
Date 11/4/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11/4/2025.

Notary Public: **Timothy T. Cole**

My Commission Expires: 03/03/2026

