Karen Johnson
Batch # 1379303
02/12/2026 08:25:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260212-0010893

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Liddon A. Woods, and wife, Chereta R. Woods, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Liddon A. Woods and Chereta R. Woods, or their Successor(s), as Trustee(s) of the Liddon & Chereta Woods Family Living Trust 2026, dated February 6th, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit:

Being lot No. 152, on the Plan of Phase One, The Meadows of Seven Points, of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Liddon A. Woods and wife, Chereta R. Woods, from Frank Batson Homes, Inc., by Warranty Deed on April 28, 2000, and recorded on May 3, 2000, Instrument No. 20000503-0044670, Register's Office, Davidson County, Tennessee.

This is improved property, known as 5809 Seven Points Trace, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 6th day of February, 2026.

Grantors:

X Liddon A Woods
Liddon A. Woods

X Chereta R. Woods
Chereta R. Woods

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Liddon A. Woods and Chereta R. Woods, as Trustees of the Liddon & Chereta Woods Family Living Trust 2026, 5809 Seven Points Trace, Hermitage, TN 37076	Liddon A. Woods and Chereta R. Woods, as Trustees of the Liddon & Chereta Woods Family Living Trust 2026, 5809 Seven Points Trace, Hermitage, TN 37076	**98-13-0-C, 35 CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Liddon A. Woods and Chereta R. Woods to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of February, 2026.

Notary Public

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Liddon A. Woods and Chereta R. Woods, as Trustees of the Liddon & Chereta Woods Family Living Trust 2026, dated February 6th, 2026.
Address: 5809 Seven Points Trace, Hermitage, TN 37076.

Grantee:

X Liddon A Woods

Liddon A. Woods, as Trustee of the Liddon & Chereta Woods Family Living Trust 2026, dated February 6th, 2026.

X Chereta R. Woods

Chereta R. Woods, as Trustee of the Liddon & Chereta Woods Family Living Trust 2026, dated February 6th, 2026.

Subscribed and sworn to before me this 6th day of February, 2026.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028