# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1379379 DEEDQC
02/12/2026 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **FHWCW Living Revocable Trust dated February 5, 2026, and any amendments thereto** | *SAME* | 083-15-0-014.00 |
| (NAME) **2806 Fortland Dr** | (NAME) | |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**FREDERICK H. WOODS, A SINGLE MAN, HAVING SINCE MARRIED**

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

**FREDERICK HOSEA WOODS AND CHARLENE MARYLINKEY WOODS, CO-TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE FHWCW LIVING REVOCABLE TRUST DATED FEBRUARY 5, 2026, AND ANY AMENDMENTS THERETO**

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Being Lot Number 283 on the Plan of Section Three, Fortland Park, of record in Plat Book 2900 at page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frederick H. Woods, a single man, by Warranty Deed from Dewey Foster Harper and wife, Mary Ann Harper, of record in Book 7472, Page 399, in the Register's Office of Davidson County, Tennessee, dated February 16, 1988 and recorded on February 19, 1988.

Frederick H. Woods, having since married Charlene Marylinkey Woods. Charlene Marylinkey Woods is joining in this conveyance to convey any and all marital interest she has in the aforementioned property.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL

DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: 2806 Fortland Dr, Nashville, TN 37206.

Witness our hands this the 5th day of February, 2026.

Frederick H. Woods

**Frederick H. Woods**

Charlene M Woods

**Charlene Marylinkey Woods**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick H. Woods and Charlene Marylinkey Woods**, the within named bargainor, 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 official seal, this the 5th day of February, 2026.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Dakota W. Underwood, 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 February 5, 2026.

Date

Affiant Signature

2/5/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY