QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1388986 DEEDQC
03/05/2026 10:55:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260305-0017692

State of Tennessee
County of Davidson)

The actual consideration for this transfer is $0.

William T. Woodroof
Affiant

Subscribed and sworn to before me, this the 11 day of February 2026.

Maggie Myers
Notary Public

My commission expires: 03/08/2028

(AFFIX SEAL)

MAGGIE MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

THIS INSTRUMENT WAS PREPARED BY

DAN R Alexander, Attorney at Law 15065 Lebanon Rd Old Hickory TN 37138

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-5D-10173
WILLIAM THEODORE WOODROOF	**Same**	
297 Tampa Drive **Nashville, Tennessee 37211**		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

STEPHANIE LYNN LEON, and I, TANYA WOODROOF RADER, Hereby Quitclaim to WILLIAM THEODORE WOODROOF

all of my interests in the following land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William T. Woodroof and wife, Phyllis A. Woodroof, by deed from Johnny C. Graham and wife, Jean A. Graham of record in Book 4651, Page 776 Register's Office for Davidson County, Tennessee.

William T. Woodroof and wife, Phyllis A. Woodroof, were divorced by order of the Second Circuit Court of Davidson County, Tennessee dated February 20, 2001 under docket number 00D-3116 of record in the Office of the Circuit Court Clerk of Davidson County, Tennessee. The above described real property was vested in William T. Woodroof and Phyllis A. Woodroff, as tenants in common by the order in their divorce case 00D-3116.

Phyllis A. Woodroof, died a single person on July 18, 2023 as Phyllis Annette Anderson documented in State of Tennessee, Office of Vital Records, Certificate of Death File Number

2023 044308. The Estate was probated in the Probate Court of Humphrey County Tennessee under Court docket number 2023-PR-96.

This is Improved (__X__) Unimproved (____) property, known as: 297 Tampa Drive, Nashville, Davidson County, Tennessee, TN 37211.

Witness my/our hand(s) this 6 day of **February 2026.**

Stephanie Lynn Leon
STEPHANIE LYNN LEON

Tanya Woodroof Rader
TANYA WOODROOF RADER

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally appeared before me, a Notary Public of said County and State, en, the bargainor, Stephanie Lynn Leon, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson (City), Tennessee, this 6 day of February 2026.

Patricia A Myers
Notary Public
My Commission Expires: 8·18·2026

PATRICIA A MYERS
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY

STATE OF TENNESSEE)
COUNTY OF Dickson)

Personally appeared before me, a Notary Public of said County and State, en, the bargainor, Tanya Woodroof Rader, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson (City), Tennessee, this 6 day of February 2026.

Patricia A Myers
Notary Public
My Commission Expires: 8·18·2026

PATRICIA A MYERS
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY