Karen Johnson Davidson County
Batch# 1390533 DEEDQC
03/09/2026 04:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260309-0018731

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2026.

Notary Public
My commission expires: 1/30/29

REX CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number**
Jeffrey D. and Victoria R. Woodard, Trustees 918 Sun Valley Dr. Madison, Tennessee 37115	Jeffrey D. and Victoria R. Woodard, Trustees 918 Sun Valley Dr. Madison, Tennessee 37115	033 16 0 001.00

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Jeffrey D. Woodard and Victoria R. Woodard, husband and wife,** (hereinafter referred to as the "Grantors") release and quitclaims to **Jeffrey D. Woodard and Victoria R. Woodard, and their successors in trust, Trustees of the Sun Valley Living Trust, dated February 16, 2026, and any amendments thereto** (hereinafter referred to as the "Grantee"), interest in a certain tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 233, on the Plan of Section Three Primrose Acres of record in Plat Book 2900, page 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to **Jeffrey D. Woodard and Victoria R. Woodard** by Warranty Deed from **Sun Valley Properties, LLC,** recorded on 10/02/2020 as Instrument No. 20201002-0113837 in the Register's Office of Davidson County, Tennessee.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 918 Sun Valley Dr., Madison, Tennessee 37115.

This conveyance is subject to any and all existing plat notes, covenants, conditions, restrictions and easements of record.

IN WITNESS WHEREOF, Grantors has hereunto set their hand and affixed their seal, the day and year first above written.

Jeffrey D. Woodard

Victoria R. Woodard

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 16th day of February before me personally appeared **Jeffrey D. Woodard and Victoria R. Woodard** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Notary Public
My commission expires: 1/30/29

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jeffrey Woodard, 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 16, 2026 (date of document).

Affiant Signature

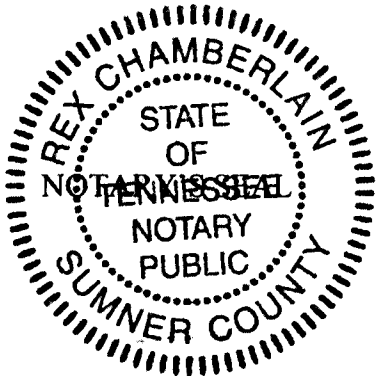
February 16, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of February 2026.

Notary's Signature



MY COMMISSION EXPIRES: 1/30/29