This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1393964 DEEDQC
03/17/2026 01:06:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260317-0021276

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 27th day of February, 2026.

Notary Public
My Commission Expires: 11/26/28

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, AND/OR KANE & CROWELL, PLLC, 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

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Denise Woodard, Kayla Marie Stinson, and Miranda Ann Woodard 3212 Lakeford Drive Nashville, TN 37214	Denise Woodard, Kayla Marie Stinson, and Miranda Ann Woodard 3212 Lakeford Drive Nashville, TN 37214	10808016300

FOR NO MONETARY CONSIDERATION, I, **DENISE WOODARD,** a single woman, ("Grantor"), do hereby quitclaim and convey unto **DENISE ANN WOODARD, a single woman; KAYLA MARIE STINSON, a single woman; and MIRANDA ANN WOODARD, a single**

woman, ("Grantees"), **as tenants in common, each an undivided one-third (1/3) interest**, their successors and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded described as follows, to-wit:

Being Lot No. 30-A on the Plan of Zone Lot Division, Lot 29 and 30 of Section 3 of East Lake Subdivision, of record in Plat Book 5200, Page 342, as amended in Plat Book 520, Page 668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason Stinson, unmarried and Denise Woodard, unmarried, as tenants in common with rights of survivorship, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated August 3, 2012, of record in Instrument No.: 20120807-0070135, in the Register's Office for Davidson County, Tennessee. Jason Stinson is deceased having died on February 15, 2018. Denise Woodard and Denise Ann Woodard are one and the same person.

This is improved property known as 3212 Lakeford Drive, Nashville, TN 37214.

Said conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also subject to any state of facts which an accurate survey of said would show.

WITNESS MY SIGNATURE hereto this 27th day of February, 2026.

Donnie Woodard

DENISE WOODARD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DENISE WOODARD**, with 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 office this 27th day of February, 2026.

ANGELIQUE KANE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

My Commission expires: 11/26/2028

Angelique Kane, Notary Public