This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1396114 DEEDQC
03/23/2026 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0022707

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 20th day of March, 2026.

Notary Public
My Commission Expires: 3/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica R. Wood 504 Schooner Cove Hermitage TN 37076	New Owner	098 09 0A 049.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Casey R. Wood, an unmarried man** ("Grantor") does hereby quitclaim and convey unto **Jessica R. Wood, an unmarried woman** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Phase 3B, Lakeshore of record in Plat Book 7900, Page 677, 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 Casey R. Wood and Jessica R. Wood, Tenants in Common with right of survivorship, by Warranty Deed from Keri Thoma and Keith Thoma, wife and husband, of record in Instrument Number 20150303-0018460 Register's Office for Davidson County, Tennessee, dated February 3, 2015 and recorded on February 3, 2015.

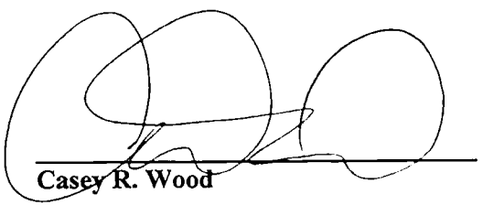
This is improved property located at: **504 Schooner Cove, Hermitage TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of March, 2026.

GRANTOR:



Casey R. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Casey R. Wood** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of March, 2026.



Notary Public
My Commission expires: 1/22/30

I, Kirsten Virden, 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 3-20-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-20-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

