Karen Johnson Davidson County
Batch # 1396264 DEEDQC
03/23/2026 12:13:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0022921

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MICHAEL H. WOODKE, AFFIANT Subscribed and sworn to before me, this 24th day of February 2026. NOTARY PUBLIC My Commission Expires: 7-3-2028

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHAEL WOODKE, BARBARA WOODKE, and BRIAN WOODKE, CO-TRUSTEES 1021 Granbery Park Drive Brentwood, Tennessee 37027	New Owner	Map and Parcel No.: 176 05 0B 030.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Michael H. Woodke, a married person**, ("Grantor") do hereby quitclaim, transfer and convey unto **Michael Woodke, Barbara Woodke, and Brian Woodke, Co-Trustees of the Woodke Joint Revocable Trust, dated February 24, 2026**, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 216 Wildgrove Court, Antioch, Tennessee 37013 and more particularly described as follows:

Being Lot No. 125 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, reference to

which is hereby made for a more complete description thereof.

Being the same property conveyed to Michael H. Woodke, a married person, from Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420 by Special Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20010509-0048277 and subsequently re-recorded as Instrument No. 20020821-0101392.

Restrictions:

1. Current & subsequent years Davidson County Taxes
2. The Plan of record in Book 6900, Page 885, said Register's Office, shows an Owner's Certificate. A 20-foot minimum setback line from Wildgrove Drive, 20 feet from rear and 5 feet from side lines and a 20-foot easement for landscape and public utility and drainage along the rear and a 15-foot public utility and drainage easement along the front line of said lot.
3. A 2.5x25 foot utility anchor easement located on the southeast corner of said lot.
4. Subject to restrictions of record in Book 7932, Page 648 and corrected at Book 9616, Page 470 and Book 9616, Page 477, and amended in Book 9678, Page 187, and Book 9678, Page 213, said Register's Office, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status of national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 24th day of February 2026.

Michael Woodke

Michael H. Woodke, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michael H. Woodke**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of February 2026.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028

