Karen Johnson Davidson County
Batch # 1418454 DEEDQC
05/11/2026 08:03:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260511-0041878

**THIS INSTRUMENT**
**PREPARED BY:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 3 day of November, 2025.

NOTARY PUBLIC
My Commission Expires: 10-21-28

**ADDRESS OF NEW OWNER:**
William Ira Wood, IV
1113 Murfreesboro Road
Suite 106, No. 336
Franklin, TN America Republic
[near 37064] w.o. United States
C/O Non-Domestic ZIP Exempt
Rural Free Delivery

**SEND TAX BILLS TO:**
New Owner

**MAP AND PARCEL:**
072-13-0Y-001.00CO

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## QUITCLAIM DEED

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In consideration of $10.00, and other good and valuable consideration, Joyce Louise Dietzen, Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to William Ira Wood, IV, Grantee. Said property conveyed herein is described as follows:

**SEE ATTACHED EXHIBIT A**

Being the same property conveyed to Joyce Louise Dietzen by Warranty Deed from Katherine Anita Dietzen, Joyce Louise Dietzen, and Jeffrey N. Cowie, as Personal Representatives of the Estate of Anita Q. Hand, of record in Instrument No. 20221102-0118317, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Anita Hand by Warranty Deed from Calvin W. Bivings Builder, LLC, a Tennessee limited liability company, of record in Instrument No. 20180504-0042746, Register's Office for Davidson County Tennessee. Anita Hand died testate on July 20, 2020, a resident of the State of Alabama. An ancillary probate estate was opened in the Probate Court for Davidson County, Tennessee, under Case No. 22P-321.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of November, 2025.

Joyce Louise Dietzen

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joyce Louise Dietzen, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 3 day of November, 2025.

Notary Public

My Commission Expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**File No. 25-537**

# EXHIBIT A

Land in Davidson County, Tennessee, being Unit A on the Plan of 1300 Douglas Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170327-0029225, amended in Instrument No. 20180504-0042745, 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 Joyce Louise Dietzen, by Warranty Deed from Katherine Anita Dietzen, Joyce Louise Dietzen and Jeffrey N. Cowie, as Personal Representatives of the Estate of Anita Q. Hand, of record in Instrument No. 20221102-0118317, dated October 21, 2022, Register's Office for Davidson County, Tennessee*