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

BRIAN WOODKE, AFFIANT

Subscribed and sworn to before me, this 8th day of May 2026.

NOTARY PUBLIC

My Commission Expires: 9-3-2027

SHELLEY ANNE MADISON NOTARY PUBLIC TENNESSEE COMM. EXP. 09/03/2029 OF DAVIDSON

Karen Johnson
Batch # 1419772
05/13/2026 09:54:44 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260513-0042922

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
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, we, **Barbara Woodke and Brian Woodke, Co-Trustees of the Woodke Joint Revocable Trust, dated February 24, 2026, ("Trust")**, hereinafter called the Grantor, do hereby quitclaim, transfer and convey all of the Trust's right, title, and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto **Barbara Woodke and Brian Woodke, Co-Trustees of the Woodke Survivor's Trust, dated March 8, 2026**, its successors and assigns, and do hereby quitclaim, transfer and convey all of the Trust's right, title, and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto **Barbara Woodke and Brian Woodke, Co-Trustees of the Woodke Decedent's Trust, dated March 8, 2026,** its successors and assigns.

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 Woodke, Barbara Woodke, and Brian Woodke, Co-Trustees of the Woodke Joint Revocable Trust, dated February 24, 2026, from Michael H. Woodke, a married person, by Quitclaim Deed recorded in the Register's Office of said county and state as Instrument No. 20260323-0022921.

The said Michael Woodke having since died, leaving Barbara Woodke and Brian Woodke as the Co-Trustees of the Woodke Joint Revocable Trust.

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 8th day of May 2026.

Barbara Woodke

Barbara Woodke, Co-Trustee of the Woodke Joint Revocable Trust

Brian Woodke, Co-Trustee of the Woodke Joint Revocable Trust

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 **Barbara Woodke, Co-Trustee of the Woodke Joint Revocable Trust**, 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 8th day of May 2026.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029



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 **Brian Woodke, Co-Trustee of the Woodke Joint Revocable Trust**, 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 8th day of May 2026.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

