Karen Johnson Davidson County
Batch# 1422171 DEEDQC
05/19/2026 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0045213

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 18th day of May, 2026. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Charlie Scott Woodard and John Thomas Woodard, Trustees 5349 Lickton Pike Goodlettsville, Tennessee 37072	SAME	024 00 0 004.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Ebb Wayne Woodard**, hereby remises, releases and quitclaims all of his right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to **Charlie Scott Woodard and John Thomas Woodard, Trustees of the Woodard Trust dated April 28, 2025**, and to their successors in trust, with full

power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of May, 2026.

Ebb Wayne Woodard

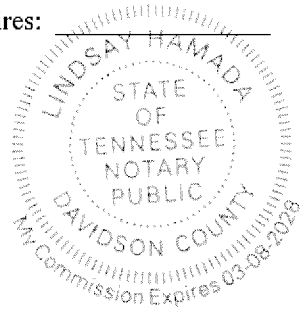
Ebb Wayne Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ebb Wayne Woodard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of May, 2026.

My Commission Expires: _____



Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in the 11th Councilmanic District of Davidson County, Tennessee described according to a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465 as follows:

Beginning at an old iron pin in the northerly margin of an old private road, the most westerly corner of that tract of land conveyed to Milton J. Woodard and wife Ozell B. Woodard of record in Book 3221 page 091, Register's Office for Davidson County, Tennessee; thence, leaving said road north 05° 42 minutes 48 seconds east 400.04' to an iron pin at a corner post in the line of the property conveyed to Albert Powell of record in Book 5025 page 280 Register's Office for Davidson County, Tennessee; thence, with the line of Powell south 83° 59 minutes 34 seconds east 573.89' to an iron pin; thence, south 05° 42 minutes 48 seconds west 457.96' to an iron pin; thence, north 87° 24 minutes 43 seconds west 91.94' to an iron pin; thence, with a line crossing the old private road south 05° 42 minutes 48 seconds west 65.00' to an iron pin; thence, north 90° 00 minutes 00 seconds west 100.00' to an iron pin; thence, north 62° 18 minutes 14 seconds west 198.32' to an iron pin in the line of the property conveyed to Donald L. Black by deed of record in Book 4049 page 665 Register's Office for Davidson County, Tennessee; thence, with the line of Black north 00° 22 minutes 47 seconds east, and crossing the old private road 65.84' to an iron pin; thence, north 83° 58 minutes 45 seconds west 192.56' to the point of beginning and containing 6.140 acres more or less.

Being the same property conveyed to Ebb Wayne Woodard by deed from Ozell B. Woodard aka Ozell Bunt Woodard, of record in Book 9474, Page 116, Register's Office for Davidson County, Tennessee.

This is improved property known as 5345 Lickton Pike, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 18, 2026.

05/19/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of May, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

