Karen Johnson Davidson County
Batch # 1437079 DEEDQC
06/23/2026 09:03:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260623-0056251

EXEMPT FROM TRANSFER TAX
PURSUANT TO T.C.A SEC. 67-4-409 (a)(1)(C)(vi)

THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L. Choate P.C.
Nancy L. Choate, Attorney at Law
403 North Parkway, Ste 201
Jackson, Tennessee 38305

Without Survey or Title Examination (cc/sb)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Charles E. Woodside, Jr. and
Lynn S. Woodside,
Trustees of the
Charles E. Woodside, Jr. and
Lynn S. Woodside Trust
20 Rutledge Ave, Unit 502
Nashville, TN 37210

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Charles E. Woodside, Jr. and
Lynn S. Woodside,
Trustees of the
Charles E. Woodside, Jr. and
Lynn S. Woodside Trust
8 Windwood Dr
Jackson, TN 38305

Map & Parcel 93-11-G-502.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, CHARLES E. WOODSIDE, JR., TRUSTEE OF THE CHARLES E. WOODSIDE JR. TRUST and LYNN S. WOODSIDE, TRUSTEE OF THE LYNN S. WOODSIDE TRUST, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto CHARLES E. WOODSIDE, JR. AND LYNN S. WOODSIDE, TRUSTEES OF THE CHARLES E. WOODSIDE, JR. AND LYNN S. WOODSIDE TRUST, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in of Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

MAP & PARCEL 93-11-G-502.00CO

Land in Davidson County, Tennessee, being Unit No. 502 of City Lights Condominiums, and described in Master Deed or Declaration of record in Instrument No. 20190408-

0031675, amended in instrument Nos. 20190501-0040417 and 20190508-0043149 and 20190711-0067872, Register's Office for said County, to which reference in hereby made for a more complete description of said Unit

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Master Deed or Declaration recorded in Instrument No. 20190408-0031675, amended in instrument Nos. 20190501-0040417 and 20190508-0043149 and 20190711-0067872, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190409-0032210, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180207-0012297, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0013554, Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- All matters set out in Metro Ordinance No. BL2014-745.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the same real estate conveyed to CHARLES E. WOODSIDE, JR., TRUSTEE OF THE CHARLES E. WOODSIDE, JR. TRUST and LYNN S. WOODSIDE, TRUSTEE OF THE LYNN S. WOODSIDE TRUST, by Warranty Deed of record as Instrument Number 20190729-0074537, in the Register's Office of Davidson County, Tennessee.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 28 day of May, 2026.

CHARLES E. WOODSIDE, JR. TRUST

BY: Charles E Woodside Jr
CHARLES E. WOODSIDE, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Sophie Browning, of the state and county aforesaid, personally appeared CHARLES E. WOODSIDE, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of the Charles E. Woodside, Jr. Trust, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Charles E. Woodside, Jr. Trust by himself as Trustee.

Witness my hand and seal this 28 day of May, 2026.

Sophie Browning
Notary Public

SOPHIE BROWNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

My Commission Expires: 8-22-2028

LYNN S. WOODSIDE TRUST

BY: _____
LYNN S. WOODSIDE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, Sophie Browning, of the state and county aforesaid, personally appeared LYNN S. WOODSIDE, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Trustee of the Lynn S. Woodside Trust, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Lynn S. Woodside Trust by herself as Trustee.

Witness my hand and seal this 28 day of May, 2026.

_____
Notary Public

My Commission Expires: 8-22-2028

SOPHIE BROWNING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON