AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2605182647

Karen Johnson Davidson County
Batch# 1445873 DEEDQC
07/14/2026 10:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260714-0063396

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 050 07 0 099.00

QUITCLAIM DEED

ADDING SPOUSE ONLY: This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS DEED made and entered into on this 25 day of June, 2026 by and between **Doris Woods, a married woman, joined in execution by her spouse, Roderick Woods,** residing at 3312 Valley Creek Lane, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Doris Woods and Roderick Woods, wife and husband, as joint tenants with right of survivorship,** residing at 3312 Valley Creek Lane, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3312 Valley Creek Lane, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/17/1997 under Book: 10420, Page: 614 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Doris Woods
Doris Woods

Roderick Woods
Roderick Woods

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Doris Woods and Roderick Woods**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 25 day of June, 2026.

Helen F Mackey
Notary Public

My Commission expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Doris Woods
Affiant

Print Name: Doris Woods

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of June, 2026

Helen F Mackey
Notary Public
My Commission Expires: 06-29-27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for person(s) responsible for taxes:

Doris Woods and Roderick Woods
3312 Valley Creek Lane
Nashville, TN 37207

Name and address of property owner:

Doris Woods and Roderick Woods
3312 Valley Creek Lane
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 116 ON THE PLAN OF SECTION NINE, VILLAGE BY THE CREEK, OF RECORD IN PLAT BOOK 7900 AT PAGE 699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same which DORIS WOODS, A MARRIED WOMAN, WHO ACQUIRED TITLE AS DORIS TUCKER by Deed Dated January 29, 2018 and recorded February 6, 2018 in the County of Davidson , State of TN in 201802060011827 conveyed unto DORIS WOODS, A MARRIED WOMAN

Parcel ID Number: 050 07 0 099.00

Property commonly known as: 3312 Valley Creek Lane, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, ANGELA MASIAK 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 06/25/2026 (date of document).

Affiant Signature

07/13/2026
Date

State of OHIO

County of LORAIN

Sworn to and subscribed before me this 13 day of JULY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: September 26, 2028

NOTARY'S SEAL

NOTARY PUBLIC STATE OF OHIO

DANIELLE L MORROW
Notary Public
State of Ohio
My Comm. Expires
September 26, 2028