Karen Johnson Davidson County
Batch # 1453070 DEEDQC
07/31/2026 04:15:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260731-0070934

THIS INSTRUMENT
PREPARED BY:
William Ira Wood, IV
1113 Murfreesboro Road, Ste. 106, No. 336
Franklin, TN America Republic [near 37064]
w.o. United States, C/O Non-Domestic, ZIP Exempt, Rural Free Delivery

State of Tennessee
County of Maury
actual consideration or value,
whichever is greater, for this transfer is $0.00.

by: William A. Wood IV
AFFIANT

ADDRESS OF NEW OWNER:
Joyce Louise Dietzen
1300 A Douglas Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 31st day of July, 2026.

TANIA PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

NOTARY PUBLIC
My Commission Expires: 04/18/2028

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

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, William Ira Wood, IV, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to Joyce Louise Dietzen, 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 31st day of July, 2026.

by: William Ira Wood IV
William Ira Wood, IV

State of Tennessee
County of Maury

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Ira Wood, IV, 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 31st day of July, 2026.

Notary Public

My Commission Expires: 04/18/2028

TANIA PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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.

Being the same property conveyed to William Ira Wood IV, by Quit Claim Deed from Joyce Louise Dietzen, of record in Instrument No. 20260511-0041878, dated May 11, 2026, Register's Office for Davidson County, Tennessee.

Being also known as the real improved property located at 1300A Douglas Avenue, Nashville, Tennessee America [37206].