Karen Johnson Davidson County
Batch# 1469879 DEEDQC
09/08/2026 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083162

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Q26-26734

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Steven Gregg Woodard and Willie Andrew Woodard Jr.	Same as New Owner	Map 46 Parcel 5
4516 Bull Run Rd	"	
Ashland City, Tennessee 37015	"	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Steven Gregg Woodard and Willie Andrew Woodard Jr.**, the Grantors, do hereby quitclaim and convey unto, **Steven Gregg Woodard and wife Erin Woodard**, the Grantees herein, **with Willie Andrew Woodard Jr. specifically reserving a life estate in the subject property herein** their successors, heirs and assigns, all of Grantors' right, title and interest in and to the following described real property in Sumner Tennessee, as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as Tract No. 1, according to a survey by Hickerson & Hickerson, Engineers, June 8, 1961, and more particularly described as follows:

Beginning at an iron spike in the center of Bull Run Road, same being the common corners of Tract 1 and 2; thence to the edge of said Bull Run Road, North 33° West 20 feet to an iron pin; thence North 16° 18' West 135 feet to a point; thence North 20° 56' West 141 feet to a point; thence South 75° 07' West 83.4 feet to a point; thence North 19° 15' West 232 feet to a stake; thence South 70° 45' West 359 feet to a stake in an old established wire fence, following an old established wire fence South 33° 00' East 747.5 feet to a railroad spike in the center of Bull Run Road; thence following the center of Bull Run Road, North 52° 06' East 300 feet to the point of beginning, containing 4.4 acres, more or less.

Being the same property conveyed Steven Gregg Woodard and Willie Andrew Woodard, Jr., by deed dated May 20, 1985 from Willie A. Woodard and wife Joyce Woodard, with Willie A. Woodard and wife Joyce Woodard retaining a life estate on the property, and recorded on July 23, 1985 in Book 6612, Page 680 in the Register's Office for Davidson County Tennessee.

Willie A. Woodard having since passed away.

Joyce Woodard having since passed away

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 4516 Bull Run Rd, Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 3 day of September, 2026.

Affiant

My commission expires: 11/27/27
(Affix Seal)

Notary Public

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires

Witness my hand this 3 day of September, 2026.

Grantors:

Willie A. Woodard Jr.

Steven Gregg Woodard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3 day of September, 2026, before me personally appeared, Willie A. Woodard Jr. and Steven Gregg Woodard to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 3 day of September, 2026.

Notary Public

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires

My Commission Expires: 11/27/27

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/03/2026 (date of document).

Affiant Signature

09/03/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 3rd day of September, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

202609080083162