Karen Johnson Davidson County
Batch# 1483677 DEEDQC
10/14/2026 08:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20261014-0094229

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 2026.

Notary Public

MY COMMISSION EXPIRES: July 3, 2028 (AFFIX SEAL)

CHUKWUDI EGHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
TMW Holdings LLC	**New Owner**	**Tract 1: 09203025100** **Tract 2: 09203025200** **Tract 3: 09203025400** **Tract 4: 09203025600** **Tract 5: 05814017100** **Tract 6: 02605010800**
(NAME)	(NAME)	
4319 Golden Ridge Circle		
(ADDRESS)	(ADDRESS)	
Manvel, TX 77578		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **THOMASENA MYERS WOOD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **TMW HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF HER RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 9th day of October 2026.

Thomasena Myers Wood

Thomasena Myers Wood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMASENA MYERS WOOD,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of October 2026.

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1:

Being the westerly 27 feet of the easterly 54 feet of Lot No.4 on the plan of Subdivision of Lots Nos. 5 and 7 of the Harding-Lytle tract, as of record in Book No. 57, page 28, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 4 fronts 27 feet on the northerly side of Heffernan Street, and runs back, between parallel lines, 182.7 feet to an alley.

Being the same property conveyed to Eric Wood, and wife, Thomasena Wood by Warranty Deed from First Jordan FLP, as trustee for the 188 Meharry Boulevard Trust of record in Instrument No. 20111122-0091535 in the Register's office for Davidson County, Tennessee.

This is improved property known as 1808 Meharry Boulevard, Nashville, Tennessee 37208.

Tract 2:

Land in Davidson County, Tennessee, being the westerly Twenty-Seven Feet of the easterly eighty-one feet of Lot(s) 4, as shown on the map entitled Subdivision of Lots 5 and 7 of the Harding Lytle Tract, of record as Plat Book 57, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete-and accurate legal description.

Said part of said lot fronts twenty-seven feet on the northerly side of Heffernan Street and runs back between parallel lines 182.7 feet to an alley

Being the same property conveyed to Thomasena Myers Wood, individual, by Personal Representative's Quitclaim Deed from Thomasena Myers Wood, Personal Representative of the Estate of Eric Kevin Wood, Sr., of record in Instrument No. 20150515-0045073 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1810 Meharry Boulevard, Nashville, Tennessee 37208.

Tract 3:

REAL ESTATE located In Davidson County, State of Tennessee, described as follows, to-wit:

BEING that part of Lot No. 4 in the subdivision of Lot No. 5 in the plan of the Harding and Lytle tract, of record In Book 57, page 28, Register's Office for Davidson County, Tennessee. BEGINNING at a point on the northerly side of Meharry Boulevard 131 feet westerly of the alley that lies west of 18th Avenue North and runs along the northerly margin of Meharry Boulevard westwardly 50 feet to a point; thence northerly at right angles between parallel lines 182½ feet more or less to an alley and measuring 50 feet on said alley.

Being the same property conveyed to Thomasena Myers Wood, individual, by Personal Representative's Quitclaim Deed from Thomasena Myers Wood, Personal Representative of the Estate of Eric Kevin Wood, Sr., of record in Instrument No. 20150515-0045074 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1814 Meharry Boulevard, Nashville, Tennessee 37208.

Tract 4:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 4 in the Subdivision of Lots Nos. 5 and 7, of the Harding Lytle Tract (being part of the original Lot No. 8) a plan of which subdivision is of record in Book 57, page 28, of the Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No.4 fronts 25 feet on the northerly side of Meharry Boulevard, formerly Heffernan Street, and runs back between lines with the easterly line of Lot No. 5 on said plan 182.6 feet to an alley.

Being the same property conveyed to Thomasena Myers Wood, individual, by Personal Representative's Quitclaim Deed from Thomasena Myers Wood, Personal Representative of the Estate of Eric Kevin Wood, Sr., of record in Instrument No. 20150515-0045075 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1902 Meharry Boulevard, Nashville, Tennessee 37208.

Tract 5:

Land in Davidson County, Tennessee, being Lot No. 96 on the Amended Final Plat of Enchanted Hills, Section 5, Phase I, of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric K. Wood, and wife, Thomasena M. Wood by Warranty Deed from Enchanted Hills Associates Ltd. of record in Book 8562, Page 938 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4424 Enchanted Circle, Nashville, Tennessee 37218.

Tract 6:

Being a certain tract or parcel of land lying in the 10th Councilmanic District of Davidson County Tennessee, being more particularly described according to a survey R.L. Montoya Land Surveying, Inc, dated October 6, 1999, and being Lots 12, 13 and 14 of Block "I" on the Plan of Fourth Addition Roscoe Place of record in Book 843, page 74, Register's Office for said County, more particularly described as follows: Beginning at an Iron Rod (old) in the west margin of East Avenue, said point being the northeast corner of the herein parcel, and the southwest most corner of a tract of land belonging to George K. Preston IV, evidenced in Deed Book 10586, page 429, in the Register's Office of Davidson County, Tennessee, thence; following the aforementioned margin South 8 degrees 15 minutes 43 seconds West, 111.70 feet to an Iron Rod (new), thence; continuing along said margin, following a curve to the right, said curve having a radius of 320.50 feet, an arc length of 41.11 feet, a chord distance of 41.08 feet, a tangent length of 20.58 feet, and a delta angle of 07 degrees 20 minutes 56 seconds, to a point on the north margin of the Frances Street (abandoned), thence; along the north margin of the abandoned Frances Street, North 81 degrees 12 minutes 43 seconds West, 145.30 feet to point on the west line of the herein described parcel and the east line of a tract of land belonging to Dennis and Cindy Bethuny, as evidenced in Deed Book 11162, page 350, in the Register's Office of Davidson County, Tennessee, thence; along said line, North 8 degrees 15 minutes 43 seconds East 213.00 feet, to a pipe (old) thence; South 81 degrees 20 minutes 49 seconds East 147.92 feet to the point of beginning, containing +/- 22,508.436 sq. ft. and/or +/- 0.517 acres.

Being the abandoned portion of Frances Street, lying in the 10th Councilmanic District of Davidson County, Tennessee, that lies south of Lots 12, 13 and 14, of Block "I" on the Map of the 4th Addition to Roscoe Place, as

evidenced in Plat Book 843, page 74, Register's Office of Davidson County, Tennessee, being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated October 9, 1999, as follows:

Beginning at the intersection of the north margin of the abandoned Frances Street and the west margin of East Avenue, thence; continuing along the west margin of East Avenue in a southerly direction, following a curve to the right, said curve having a radius of 320.50 feet, an arc length of 51.05 feet, a chord distance of 51.00 feet, a tangent distance of 25.58 feet, and a delta angle of 9 degrees 07 minutes 37 seconds to the intersection of the south margin of the abandoned Frances Street and the west margin of East Avenue, thence; leaving said margin, North 81 degrees 12 minutes 43 seconds West, 134.77 feet to a point on the east line of the herein described parcel and the west line of a tract of land belonging to Dennis and Cindy Bethuny, as evidenced in Deed Book 1162, page 350, in the Register's Office of Davidson County, Tennessee, thence, continuing along said line North 8 degrees 15 minutes 43 seconds East, 50.00 feet, to the intersection of the aforementioned line and the north margin of the abandoned Frances Street, thence; along the north margin of the abandoned Frances Street, South 81 degrees 12 minutes 43 seconds East, 145.30 feet to the point of beginning, containing +/- 7,001.588 sq. ft. and/or +/- 0.161 acres.

Being the same property conveyed to Thomasena Myers Wood, individual, by Personal Representative's Quitclaim Deed from Thomasena Myers Wood, Personal Representative of the Estate of Eric Kevin Wood, Sr., of record in Instrument No. 20150515-0045077 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 206 Rivergate Parkway, Goodlettsville, Tennessee 37072.

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 10-9-26.

Tuwana J. Bryant

Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 10-9-26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10-9-26.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10/04/2027