Davidson County DEEDQC
Recvd: 10/23/00 09:39 3pgs
Fees:14.00 Taxes:0.00
20001023-0104509

QUITCLAIM DEED

FROM: Jackie Dean Caldwell

TO: Janet Elizabeth Caldwell
now known as
Janet Elizabeth McDowell,
her maiden name

This instrument Was Prepared by:
Pamela A. Taylor, Esquire
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
2133 June Drive Nashville, Tennessee 37214	same	92-2-168 3DZ-85620

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Janet Elizabeth Caldwell v. Jackie Dean Caldwell, Civil Action No. OOD-573, Fourth Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Janet Elizabeth Caldwell
now Janet Elizabeth McDowell
Affiant

Sworn to and subscribed before me, this the 23rd day of October, 2000.

Marianne Bangle
Notary Public

My Commission Expires: 5-28-03

MARRIANNE BANGLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This transaction is exempt from tax pursuant to T.C.A. Sec. 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Janet Elizabeth Caldwell v. Jackie Dean Caldwell, Civil Action No. OOD-573 in the Fourth Circuit Court for Davidson County, Tennessee, Jacke Dean Caldwell does hereby quitclaim unto the said Janet Elizabeth Caldwell, now known as Janet Elizabeth McDowell, her maiden name, her heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 51 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to Janet E. McDowell by deed from A. Harrison Johnson, Jr., Trustee for Allied Partners, of record in Book 6682, page 271, Register's Office for Davidson County, Tennessee.

Janet E. McDowell being the same person as Janet Elizabeth Caldwell.

This conveyance is subject to the following:

1. The terms, covenants, and restrictions set forth in Master Deed for Cottage Place Condominium Association, of record in Book 6520, Page 745, as amended in Book 6569, Page 212, and in Book 6636, Page 722, said Register's Office.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268, and Book 722, page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, page 398, said Register's Office.

5. A 10-foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, pages 816-818, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 119 Cottage Place, Nashville, Tennessee 37214.

Witness my hand this 23 day of October, 2000.

Jackie Dean Caldwell
JACKIE DEAN CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ashley Rooks, a Notary Public of said County and State, JACKIE DEAN CALDWELL, 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 at Nashville, Tennessee, this 23 day of October, 2000.

Ashley Rooks
Notary Public

My Commission Expires: September 25, 2004

