Davidson County DEEDQC
Recvd: 11/30/07 14:08 2 pgs
Fees:12.00 Taxes:0.00
20071130-0139154

Subject Property: **Map & Parcel #:** 130-15-0 039-00

Property Address: 4530 Beacon Drive; Nashville, TN 37215

New Owner: Candace Gross Caruso
Address: 4530 Beacon Drive
Nashville, TN 37215

Send Tax Bill to:
Same address as previously provided

This instrument was prepared by: **Joanie L. Abernathy**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on October 8, 2007, Case Number 06D-3241, and for good and valuable consideration, and no monetary consideration, I, **Joseph A. Caruso, III**, hereby quitclaim and convey to **Candace Gross Caruso**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block "P" on the Plat of Tyne Mead Subdivision, Section 4, of record in Plat Book 1424, page 25, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to **Joseph A. Caruso, III**, married, and Wife, **Candace Gross Caruso**, by Deed from **Dorothy M. Robinson** of record in Book 00010383, Page 0000157, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 19 day of OCTOBER, 2007.

Joseph A. Caruso, III

This is improved property, known as 4530 Beacon Drive; Nashville, Tennessee 37215.

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~DAVIDSON~~ Philadelphia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph A. Caruso, III**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of October, 2007.

Denise M. Everitt
NOTARY PUBLIC

7-20-2011
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Denise M. Everitt, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires July 20, 2011
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Caudau Joseph Caruso
Affiant

Sworn to and subscribed before me this 27 day of November 2007.

Patrick W Adams
NOTARY PUBLIC

5-23-2009
My commission expires

The actual consideration or value, whichever is greater, is $0.

PATRICK W. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY