QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100024610 DEEDQC
Recvd: 04/26/10 11:16 2 pgs
Fees:12.00 Taxes:0.00
20100426-0031243

File No.: ALW-10-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek A. Caldwell	NEW OWNER	
(NAME)	(NAME)	
612 Harpeth Trace Drive		**143-2-A-6.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Derek** Anthony **Caldwell**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Derek A. Caldwell, unmarried, and Kathleen A. Caldwell, unmarried, joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 6, HARPETH TRACE ESTATES, PHASE THREE, as shown on plat of record in Plat Book 5200, Pages 751-753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek Anthony Caldwell, unmarried by Warranty Deed from Jerry Sanford Payton and spouse, Beverly M. Payton, recorded on the 17th day of June, 2008 in Instrument No. 20080617-0062251, in the Register's Office of Davidson County, Tennessee.

Derek A. Caldwell and Derek Anthony Caldwell being one and the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 612 Harpeth Trace Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of April, 2010.

Derek Anthony Caldwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derek Anthony Caldwell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2010.



Notary Public
My Commission expires: 01/07/2013