BILL GARRETT, Davidson County
Trans:T20160055592 DEEDQC
Recvd: 06/29/16 15:02 2 pgs
Fees:12.00 Taxes:0.00
20160629-0066552

QUITCLAIM DEED

ADDRESS NEW OWNER NUMBER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Janet Malinda Caldwell 4801 Wyoming Avenue Nashville, TN 37209	SAME	MAP : 10303 PARCEL: 182.00

FOR A CONSIDERATION, and in accordance with the terms of a Final Decree of Divorce entered on the 15th day of March, 2016, for the Third Circuit Court for Davidson County, Tennessee, the undersigned, Thomas Elrod Caldwell, by these presents, quitclaims, grants and conveys unto Janet Malinda Caldwell, all the undersigned's interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, being Lot No. 1 of Block No. 6 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 48th Avenue North, formerly 7th Street, 160 feet to an ally.
>
> Being the same property conveyed to Thomas Caldwell and spouse, Janet Caldwell, by Warranty Deed dated January 16, 2007, from Anton Chen and Sabrina Chen, of record as Instrument No. 20070118-0007277, Register's Office for Davidson County, TN.

This is improved property, known as 4801 Wyoming Avenue, Nashville, TN 37209. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24 day of June, 2016.

GRANTOR: Thomas Elrod Caldwell

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Thomas Elrod Caldwell, the bargainor, 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 24th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 9/11/2017

BAN KADER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 11, 2017

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 24th day of June, 2016.

NOTARY PUBLIC

Affiant: ~~Janet Malinda Caldwell~~ Thomas E. Caldwell

My Commission Expires:

This Instrument was prepared by:
Mary Arline Evans
Attorney at Law
219 Second Avenue North, Ste. 200
Nashville, TN 37201
Telephone:[615] 244-0001
Facsimile: [615] 244-0002

BAN KADER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 11, 2017