Karen Y Johnson Davidson County
Batch# 155003 DEEDQC
10/30/2018 09:24:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181030-0107195

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

THIS DEED WAS PREPARED SOLEY
BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Cheryl Lynn Means and Elizabeth J. Oeser 4152 Brandywine Point Blvd. Old Hickory, TN 37138	Same	064-03-0B-072.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BARRY CAUTHRON, an unmarried person ("Grantor"), by these presents, transfers and conveys unto CHERYL LYNN MEANS and ELIZABETH J. OESER, as equal tenants in common (collectively, "Grantee"), their successors and/or assigns, all of his rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, described to-wit:

BEING Lot No. 26 on the Plan of Phase Seven, Section One, Brandywine Pointe, as of record in Book 7900, page 806, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Elgenia Marshall, a single woman, by Warranty Deed from Patrick B. Sanders and Rachel R. Sanders, husband and wife, of record as Instrument No. 20050803-0090604, said Register's Office. The said Elgenia Marshall passed away on September 12, 2018, leaving behind as her heirs at law, husband, Barry Cauthron, and daughters, Cheryl Lynn Means and Elizabeth J. Oeser, as evidenced by that certain Affidavit of Heirship of record as Instrument No. 20181030-0107194, said Register's Office.

The Subject Property is also known as 141 Shute Circle (also known as 901 Brandywine Circle), Old Hickory, Tennessee 37138. Grantor transfers and conveys exactly one-half (1/2) of his right, title and interests in and to the Subject Property to each Grantee. The Subject Property is conveyed to Grantee, their successors and/or assigns, without representation or warranty of

any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of the 25 day of October, 2018.

GRANTOR:

BARRY CAUTHRON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared BARRY CAUTHRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 25 day of October, 2018.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

CHERYL LYNN MEANS

Sworn to and subscribed before me, this 25 day of October, 2018.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021