Karen Y Johnson Davidson County
Batch# 175107 DEEDQC
12/18/2018 08:56:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181218-0122695

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN, 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Timothy T. Caldwell 3101 Windemere Circle Nashville, TN 37214	New Owner	084-08-090.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, Timothy Thomas Caldwell, as Executor for THE SHIRLEY CALDWELL ESTATE, of record as 18P1149 in the office of the Probate Court Clerk for Davidson County, Tennessee, hereinafter referred to as Grantor, does hereby quitclaim and convey unto TIMOTHY THOMAS CALDWELL, hereinafter referred to as Grantee, his heirs, successors, and assigns, all of Grantor's right, title, and interest in and to the following described tract or parcel of land, to-wit property:

Land in Davidson County, Tennessee

Being Lot No. 169 on the Map of Lincoya Hills, Section VI, as of record in Book 2331, Page 71, Register's Office for said County, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Wiles Caldwell by deed from William Thomas Caldwell and Shirley Wiles Caldwell, as of record in Book 5799, page 860, said Register's Office for Davidson County, Tennessee. Being the same property conveyed to W. Thomas Caldwell and wife, Shirley Caldwell by deed from Betty Hardison Miller of record in Book 4602, page 489, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

This is improved real property known as: 3101 Windemere Circle; Nashville, TN 37214

The said W. Thomas Caldwell and William Thomas Caldwell is one and the same person. The said Shirley Wiles Caldwell and Shirley Caldwell is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7th day of December, 2018.

Grantor, Timothy Thomas Caldwell,

Executor for The Shirley Caldwell Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Timothy Thomas Caldwell, the Executor and Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him as Executor of the Will of Shirley Wiles Caldwell.

WITNESS my hand and official seal at Nashville, Tennessee on this 7th day of December, 2018.

My Commission Expires: July 8, 2019

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (probate)

AFFIANT Timothy Thomas Caldwell, as Executor for the Shirley Caldwell Estate

SWORN TO and subscribed before me on this the 7th day of December, 2018.

Notary Public

My Commission expires: July, 8, 2019

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019