THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Ste 203A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 229781 DEEDQC
05/14/2019 11:05:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190514-0045228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2019

Notary Public

My Commission Expires: 9/7/21

DAVID WADDELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary and Anna Caro 2012 Sweetbriar Avenue Nashville, TN 37212	New Owner	104-15-0-441.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Zachary Caro and Anna McGary, nka Anna Caro, husband and wife** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Zachary Caro and Anna Caro, husband and wife**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 8 and 27-C on the plan of the Resubdivision of the T.W. Crutcher & Company's plat of Jacob Hostettlers Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract, as of record in Plat Book 843, Page 71, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 8 and 27-C, described together, front 60 feet on the Northerly side of Sweetbrier Avenue and run back 249 feet 4 inches on the Westerly line and 250 feet 2 inches on the Easterly line to a dead line and measures 60 feet thereon.

Included in the above description but excluded therefrom is the property sold to Leo F. Raby of record in Book 4861, Page 888, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27-C and the Northerly 10 feet of Lot No. 8, on the plan of T.W. Crutcher & Company's plat of Jacob Hostettler's Subdivision of Lots No. 1, 2 and 3 of the Bain Tract as of record in Book 843, Page 71.

Beginning at a point being the common corners of Lots Nos. 27-B and 27-C; thence with a line between the same South 1 degree 55' West 75.74 feet to a point; thence South 2 degrees 59' West 10.25 feet to a point; thence South 86 degrees 57 East 60 feet to a point; thence North 2 degrees 59' east 10.5 feet to a point; thence North 1 degree 56' East 76.5 feet to a point; thence North 87 degrees 56' West 60.0 feet to the point of beginning.

Being the same property conveyed to Zachary Caro and Anna McGary, both unmarried, as tenants in common with the right of survivorship by Warranty Deed from Susan W. Caro, unmarried, recorded on the 28th day of June, 2013 in Instrument No. 20130628-0066463, in the Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2019.

Zachary Caro

Anna McGary nka Anna Caro

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Zachary Caro and Anna McGary nka Anna Caro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2019.

Notary Public

My Commission Expires: 9/7/21

DAVID WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY