Karen Johnson Davidson County
Batch# 236611 DEEDQC
05/30/2019 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190530-0051295

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 28 day of May, 2019.

Notary Public

My commission expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Davos Real Estate Investments, LLC	New Owner	09615005400
2900 Lebanon Pike, Ste 200		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ANTHONY J. CADUFF and MICHELE CADUFF, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto DAVOS REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Anthony J. Caduff and Michele Caduff by Warranty Deed from Nancy A. Abel fka Nancy Ann Johnson Choate dated 11/26/12 of record in Instrument No. 201211300110091, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property bears the street address of 3105 Boulder Park Drive, Nashville, TN 37214

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 28 day of May, 2019.

ANTHONY J. CADUFF

MICHELE CADUFF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony J. Caduff and Michele Caduff, the within named Grantor(s), 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 office on this 28 day of May, 2019.

Notary Public

My Commission Expires: 10-7-2019

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: 10-07-2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

