THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 257975 DEEDQC
07/17/2019 10:43:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190717-0069902

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $-0-.

Philip Alan Waters
AFFIANT

Subscribed and sworn to before me this 15 day of July 2019.

T D A Caldwell
Notary Public

My Commission Expires:
5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Philip Alan Waters 105 Brighton Close Nashville, TN 37205	New Owner	104-13-OF-105.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, CAROL WATERS CALDWELL, by these presents, do hereby remise, release and quitclaim unto PHILIP ALAN WATERS, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 105 Brighton Close, Nashville, Tennessee 37205.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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

WITNESS my hand this 15th day of July 2019.

CAROL WATERS CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CAROL WATERS CALDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of July 2019.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Phase 1A on the plat of Phase 1-A, Brighton Close, Phase 1A, 1B, 1D and Phase II of record in Plat Book 7900, Page 136, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Herbert L. Waters to Helen S. Waters, dated July 12, 1999 of record in Book 11571, Page 442, Register's Office for Davidson County, Tennessee. Helen S. Waters having died on or about July 17, 2002 and the property was devised to Philip Alan Waters and Carol Waters Caldwell pursuant to her Will (Probate Court for Davidson County, Tennessee Docket No. 02P-1425). See Affidavit of Heirship of record in Instrument No. 20150501-0039136, said Register's Office.

Philip Alan Waters and Philip A. Waters are one and the same person.

Carol Waters Caldwell and Carol W. Caldwell are one and the same person.