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# 268657 DEEDQC
08/08/2019 10:53:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190808-0079046

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

Carol W. Caldwell
AFFIANT

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

D A Childress
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 |
|---|---|---|
| Carol W. Caldwell<br>4602 Nevada Avenue<br>Nashville, TN 37209 | New Owner | 091-16-090.00 |

## 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, PHILIP ALAN WATERS, by these presents, do hereby remise, release and quitclaim unto CAROL W. CALDWELL, her 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 located at 4602 Nevada Avenue, Nashville, Tennessee 37209.

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.

Philip Alan Waters
PHILIP ALAN WATERS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

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

David A Childress
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 the westerly 45 feet of Lot 503 and the easterly 10 feet of Lot 505, Block 23 (erroneously referred to as Block 2B in the prior deed) on the Plan of Charlotte Park, First Addition as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

The said parts of said Lots front together fifty-five feet on the North side of Third Avenue (now Nevada Avenue) and extend back between parallel lines, northwardly one hundred eighty feet to an alley twenty feet wide.

Being the same property conveyed by Warranty Deed from Donald D. Lee and wife, Rose Ann Lee, to Carol W. Caldwell and Philip Alan Waters, as joint tenants with right of survivorship, dated May 29, 2003 of record in Instrument No. 20030611-0080425, Register's Office for Davidson County, Tennessee.