This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
The Chapple Building
5115 Maryland Way
Suite 301
Brentwood, TN 37027

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

AFFIANT

STATE OF TENNESSEE]
COUNTY OF Wilson]

Sworn to and subscribed before me on the 9th day of Sept, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 290729 DEEDQC
09/25/2019 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190925-0097227

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
Kathryn Marie Caplenor 3040 Lebanon Pike Nashville, TN 37214	Same	85-11-103

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Michael Scott Caplenor, now a single person, by these presents do hereby quitclaim and convey unto Kathryn Marie Caplenor, now a single person, to her heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Wellington Square, as of record in Plat Book 9700, Page 447, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mike Caplenor and wife, Kathryn M. Caplenor, by Warranty Deed from Timothy J. Jeffus, unmarried, as of record in Instrument No. 20060313-0028775, Register's Office for Davidson County, Tennessee. The said Michael Scott Caplenor and Kathryn Marie Caplenor being granted a divorce by the Third Circuit Court on the 13th day of November, 2018 in Davidson County, Tennessee, Docket No. 17D-595, and this conveyance is a further division of the marital estate pursuant to the Order of the Third Circuit Court.

This is improved property known as 3040 Lebanon Road, Nashville, TN 37214.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

The said Mike Caplenor and Michael Scott Caplenor is one and the same person.

The said Kathryn M. Caplenor and Kathryn Marie Caplenor is one and the same person.

Witness my hand on the 10 day of DECEMBER 2018.

MICHAEL SCOTT CAPLENOR

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Scott Caplenor, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee on the 10th day of December, 2018.

NOTARY PUBLIC

My commission expires: 10-20-19

CHRISTY A. TRAMMELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)