Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Karen Johnson Davidson County
Batch# 331774 DEEDQC
12/18/2019 11:32:58 AM 3 pgs
Fees: $18.00 Taxes: $601.25

20191218-0130601

This instrument was prepared by:

A. Scott Hubbard
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

The actual consideration for this transfer is One Hundred Sixty-Two Thousand Five Hundred ($162,500.00) Dollars.

Affiant

Subscribed and sworn to before me on this 5 day of Dec, 2019.

Notary Public
My Commission Expires: 11-23-

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner
Eric T. Caldwell
Melissa W. Caldwell
5252 Almadale Circle
Brentwood, Tennessee 37027

Send Tax Bills To:
NEW OWNER

Map-Parcel Numbers:
Map 161-13-0-B
Parcel 220.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Eric T. Caldwell and Joel M. Caldwell being the legal heirs of Nancy G. Caldwell, and Eric T. Caldwell, the Executor of the Estate of Nancy G. Caldwell**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution and closing of the Estate of Nancy G. Caldwell, having been duly admitted to probate in Davidson County, Tennessee, Case. No. 19P-1348, hereby convey, remise, release and forever quitclaim unto **Eric T. Caldwell, and wife, Melissa W. Caldwell,** their heirs and assigns, all their right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

Land in Davidson County, Tennessee, being Unit No. 220 Creekside, as shown on Exhibit C of the Master Deed for Creekside Condominiums of record in Instrument No. 20040702-0079260, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nancy G. Caldwell by Warranty Deed from Pulte Homes Tennessee, limited partnership, of record in Instrument No. 20050602-0062359, Register's Office for Davidson County, Tennessee. Nancy G. Caldwell died a widow on June 18, 2019 leaving a Last Will and Testament dated September 26, 1995. Said Will devised all of her property to her two sons, Joel M. Caldwell and Eric T. Caldwell, and was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 19P-1348.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Said property is conveyed subject to all matters of record including but not limited to any, easements, restrictions, and encumbrances as may affect the premises.

This instrument has been prepared based solely on the representations of the parties and without the benefit of a title search

According to the tax records being improved property located at 220 Brushy Creek Lane, Nashville, Tennessee 37211.

DATED this 5th day of December, 2019.

Eric T. Caldwell, Executor

Eric T. Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric T. Caldwell, Executor of the Estate of Nancy G. Caldwell, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5 day of December, 2019.

My Commission Expires: 11-23-20

Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric T. Caldwell, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5 day of December, 2019.

My Commission Expires: 11-23-20

Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DATED this 5 day of Dec, 2019

Joel M Caldwell
Joel M. Caldwell

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel M. Caldwell, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 5 day of December, 2019.

My Commission Expires: 11/2/2021

Kimberly A Swanson
Notary Public

