Karen Johnson Davidson County
Batch# 340239 DEEDQC
01/08/2020 09:41:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200108-0002544

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 6th day of January 2020. Notary Public My Commission Expires: May 20, 2020

ASHLEY E. JOYCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Giles Caver and Jennifer Farnette Caver, co-Trustees 320 Ashcroft Place Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 116-16-0-161.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Giles D. Caver and Jennifer F. Caver, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Giles Caver and Jennifer Farnette Caver, co-Trustees of the Caver Family Revocable Trust dated January 6, 2020,** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, ASHCROFT PLACE, as shown on plat of record in Plat Book 7900, Page 452, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Giles D. Caver and Jennifer F. Caver, husband and wife from John M. Wyatt and wife, Jennifer L. Wyatt by Warranty Deed recorded on October 21st, 2015 in Instrument No. 20151021-0107069, Register's Office of Davidson County, Tennessee.

Giles D. Caver and Giles Caver being one and the same person.

Jennifer F. Caver and Jennifer Farnette Caver being one and the same person.

This is property known as 320 Ashcroft Place Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 and 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January 2020.

Giles Caver

Jennifer F. Caver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Giles Caver and Jennifer F. Caver,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of January 2020.

Notary Public

My Commission Expires: May 20, 2022

