Karen Johnson Davidson County
Batch# 360616 DEEDQC
02/20/2020 08:53:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200220-0018777

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Hugh Michael Caldwell Deborah Adams Caldwell 717 Yvonne Drive Goodlettsville, TN.37072	Same	Map 46-7 Parcel 99

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Hugh Michael Caldwell, by these presents does hereby quitclaim and convey unto Hugh Michael Caldwell and wife, Deborah Adams Caldwell, their successors, heirs and assigns, all of his right, title and interest in and to the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot No 79 on the Plan of Windsor Green, Phase 1, Section III, of record in Book 6250, Page 46, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereon.

Being the same property conveyed to Mary M. Caldwell by Warranty Deed from Randall Phillips Builders, Inc. of record in Book 7006, Page 615, Register's Office for Davidson County, Tennessee. The said Mary M. Caldwell having since died testate and a single person, Probate Court for Davidson County, Tennessee, No. 98468, wherein said described real property vested in Hugh Michael Caldwell. Mary M. Caldwell and Mary Elliott Moore Caldwell are one and the same person.

THIS is improved property known as 114 Corbridge Court, Goodlettsville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me
this 14 day of February 2020
My Commission Expires 5/9/2023 (Affix Seal)

Affiant

Patricia B Erasmus
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 14 day of February, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

x Hugh Michael Caldwell
HUGH MICHAEL CALDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B. Edson, a Notary Public in and for said County and State, **HUGH MICHAEL 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of Feb, 2020.

Patricia B. Edson
NOTARY PUBLIC

My Commission Expires: 5-7-2023

PATRICIA B. EDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.