Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 373971 DEEDQC
03/18/2020 09:25:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200318-0029905

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Caitlin E. Rose	New Owner	Map
6523 Marauder Drive		
Nashville, TN 37209		Parcel 102-03-0-103.00

For and in consideration of love and affection, **Elisabeth R. James, a married woman,** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Caitlin E. Rose, an unmarried woman**, all of his/her/our rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1229 on the Plan of Charlotte Park, Section 18 of record in Plat Book 3600, Page (s) 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Gossage, a single person by Warranty deed from Tam Long Thi Tran, unmarried of record in Instrument No. 20160225-0018003 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on February 25, 2016.

Being the same property conveyed to Caitlin E. Rose, an unmarried woman and Elisabeth R. James, a married woman, tenants in common with right of survivorship by Warranty deed from Sarah Gossage, a single person of record in Instrument No. 20191004-0101611 Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 04, 2019. Being also known as 6523 Marauder Drive Nashville, Tennessee 37209.

This is improved property known as **6523 Marauder Drive, Nashville, TN 37209.**

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

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, the GRANTOR has hereunder set his/her/our hand(s) this 16th day of March, 2020.

GRANTOR:

Elisabeth R. James

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public of said county and state, **Elisabeth R. James,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2020.

NOTARY PUBLIC

TOBY MCMILLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

My Commission Expires:
3/7/23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2020.

NOTARY PUBLIC

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
9-6-22