Prepared by: ARTA'.
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 398187 DEEDQC
05/11/2020 11:04:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200511-0048579

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Shervonda Doreen Caples 65 Peachtree Street Nashville, TN 37210	New Owner	119-06-0-148.00

For and in consideration of the terms of the Final Divorce Decree entered on January 12, 2017, in the Chancery Court for Cheatham County, Tennessee, Docket No. 17074, **Rodney Jerome Caples, Unmarried** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Shervonda Doreen Caples, unmarried**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Being Lot No. 75 on the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 75 feet on the South side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Shervonda D. Caples, Married by Warranty Deed from Minnie Lee Pyburn of record in Instrument No. 20031203-0173914, Register's Office for Davidson County, Tennessee.

Shervonda D. Caples and Shervonda Doreen Caples being one and the same person.

This is improved property known as **65 Peachtree Street, Nashville Tn 37210**

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 hand this 8th day of May, 2020.

GRANTOR:

Rodney Jerome Caples

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Rodney Jerome Caples** , 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 8th day of May, 2020.

C THOMAS FRASER II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

NOTARY PUBLIC
My Commission Expires: 5/9/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2020.

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 3-19-23