QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 414883 DEEDQC
06/15/2020 01:12:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200615-0061103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jade Elizabeth Fox	New owner	082-16-0-434
507 South 9th St.		
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHASE HUNTER CALDWELL, AN UNMARRIED MAN** ("Grantor"), by these presents does hereby quitclaim and convey unto **JADE ELIZABETH FOX, AN UNMARRIED WOMAN** ("Grantee"), her heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Confederate Hill, of record in Plat Book 57, Page 32, 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 James McDugald by Deed dated August 2, 2012 from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded September 4, 2012, in Instrument No. 201209040079407, in the Official Records of Davidson County, Tennessee. The said James McDugald is now married to Megan McDugald.

Being the same property conveyed to Jade Elizabeth Fox, an unmarried woman, and Chase Hunter Caldwell, an unmarried man, as tenants in common without right of survivorship, by Warranty Deed from James McDugald and Megan McDugald, husband and wife, of record in Instrument No. 20180814-0079919, Register's Office for Davidson County, Tennessee, signed August 13, 2018 and recorded on August 14, 2018.

Being improved property also known as 507 South 9th Street, Nashville, Tennessee 37206.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 6th day of June, 2020.

Chase Caldwell

CHASE HUNTER CALDWELL

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of June, 2020, before me personally appeared **CHASE HUNTER CALDWELL**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2020.

My commission expires: 5/7/2024

April Benson
Notary Public

APRIL BENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024