This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 465474 DEEDQC
08/27/2020 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200827-0097332

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 21 day of Aug. 2020

Notary Public

My Commission expires 5 / 7 / 24

RANDALL MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Madeline Hampf Caldwell
141 Kenner Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
Madeline Hampf Caldwell
141 Kenner Avenue
Nashville, TN 37205
MAP AND PARCEL NUMBER: 11603007800

QUITCLAIM DEED

20NT01866

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter name and other good and valuable consideration, the receipt of which is hereby acknowledge

Madeline Hampf, unmarried woman and Carl Hampf, married man

By these presents do remise, release and **QUITCLAIM** unto

Madeline Hampf Caldwell, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of la **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 71 o Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of re Book 421, page 100, said Register's Office.

Being the same property conveyed to Madeline Hampf, unmarried woman and Carl married man, by Warranty Deed from Trey T. Abston and wife, Misty K. Abston, d 04/21/2017 and recorded 04/24/2017 as Instrument No. 20170424-0040060, Register' Davidson County, Tennessee.

This is an improved property commonly known as 141 Kenner Ave, Nashville, TN 3

Wherever used, the singular number shall include the plural, the plural the singular, a
of any gender shall be applicable to all genders.

Witness our hands this 24 day of August, 2020.

Carl Hampf

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said cou
State, **Carl Hampf** the within named bargainer, with whom I am personally acquainted
proved to me on the basis of satisfactory evidence), and who acknowledged that such p
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of August, 202

Notary Public

My Commission expires: 5 / 7 / 24.

RANDALL MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Madeline Hampf nka Madeline Hampf Caldwell
Madeline Hampf nka Madeline Hampf Caldwell

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said coun
State, **Madeline Hampf nka Madeline Hampf Caldwell,** the within named bargainer, v
whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)
who acknowledged that such person executed the within instrument for the purposes the
contained.

Witness my hand and official seal at office, this 24 day of August, 2020.

Notary Public

My Commission expires: 5 / 7 / 24.

RANDALL MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024