Karen Johnson Davidson County
Batch# 489608 DEEDQC
10/05/2020 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201005-0115184

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122



State of Tennessee
County of Wilson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 2 day of October, 2020.

Notary
Commission Expires: _____

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel and Danielle Caldwell 1424 Autumn Knoll Hermitage, TN 37076	NEW OWNER	08608002900

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Danielle Ahlers, an unmarried woman, n/k/a Danielle Caldwell,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS/HER RIGHT, TITLE, AND INTEREST UNTO, **Danielle Caldwell and husband, Daniel Caldwell, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Jackson's Retreat, Section III, of record in Plat Book 5200, Pages 517 and 518, Register's Office for Said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Danielle Ahlers, an unmarried woman, n/k/a Danielle Caldwell by Warranty Deed from Dennis Mars and wife, Erica Mars, dated December 18, 2014 and recorded on December 22, 2014 in Instrument No. 20141222-0116997, said Register's Office.

Being also known as 1424 Autumn Knoll, Hermitage, TN 37076.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

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.

Witness my hand this 2 day of October, 2020.

Danielle Caldwell

STATE OF Tennessee

COUNTY OF Wilson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle Caldwell**, f/k/a Danielle Ahlers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of October, 2020.

Notary Public
My Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the 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.

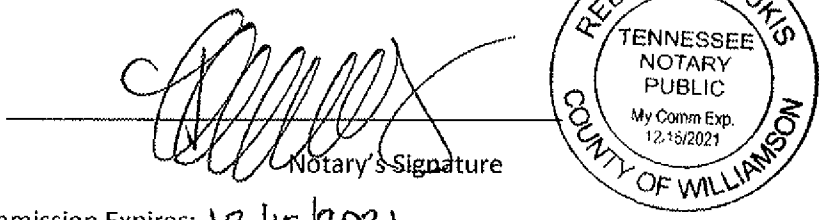


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021