This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW20895
Information in this document furnished by the parties and relied upon by the preparer of this document.

Karen Johnson Davidson County
Batch# 508713 DEEDQC
11/04/2020 10:38:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201104-0129090

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, we, **John Capps and Helena Capps (FKA Helena McDonnell),** do hereby bargain, sell, release, remise, quitclaim and convey unto **John Capps and Helena Capps, Husband and Wife** all our rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Subdivision of the Lindsley Home Place as of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Capps, single and Helena McDonnell, single, as joint tenants with right of survivorship, by Warranty Deed from Andrew Merrill-Facio and Maria Virginia Merrill-Facio, husband and wife, dated 7/2/2013 and recorded 7/5/2013 in Instrument Number 20130705-0069456, Register's Office for Davidson County, Tennessee.

See Power of Attorney for each of the Grantors in Instrument Numbers 20130705-0069454 and 20130705-0069455.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 28th day of October, 2020.

John Capps

Helena Capps FKA Helena McDonnell
Helena Capps (FKA Helena McDonnell)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of October, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Capps and Helena Capps (FKA Helena McDonnell)** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Cheryl M Rodgers
Notary Public
My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

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

Affiant

Subscribed and sworn to before me this 30th day of October, 2020.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Tax/Map ID & Parcel
083-13-0-376.00

New Owners:
John Capps and Helena Capps
1518 Holly Street
Nashville, TN 37206

Send Tax Bills to :
Same as New Owner