Karen Johnson Davidson County
Batch# 638926 DEEDQC
05/18/2021 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210518-0067139

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-686203

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Caleb McFadden	Caleb McFadden	172150A23200CO
1820 Bryce Circle	1820 Bryce Circle	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Seventy-Eight Thousand Two Hundred Fifty-Three and 50/100 Dollars ($78,253.50), and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CALEB MCFADDEN, divorced-not remarried, and REBECCA MCFADDEN, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CALEB MCFADDEN, a single man, hereinafter referred to as "Grantee", whose mailing address is: 1820 Bryce Circle, Nashville, TN 37211, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Twelve, Holt Woods, of record in Book 9700, page 723, Registers Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same which Mark W. Perrigon and Mildred Segrest, husband and wife by Deed dated August 7, 2015 and recorded August 13, 2015 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20150813-0081219 conveyed unto Caleb McFadden and Rebecca McFadden, husband and wife.

Tax ID No.: 172150A23200CO

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1820 Bryce Circle, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of January, 2021.

CALEB MCFADDEN

STATE OF TENNESSEE
COUNTY OF Davis

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CALEB MCFADDEN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 13 day of January, 2021.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of May, 2024.

REBECCA MCFADDEN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that REBECCA MCFADDEN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of May, 2024.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. *TAX EXEMPT TRANSATION BETWEEN FORMER SPOUSES

CALEB MCFADDEN

Subscribed and sworn to before me this 13 day of May, 2024.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

True Copy Certification

I, Gavin A. Jones, 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 PA

County of Montgomery

Personally appeared before me, Hannah Joy Sywulak, a notary public for this county and state, Gavin A. Jones 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: 9/25/2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires Sep 25, 2021