Karen Johnson Davidson County
Batch# 643860 DEEDQC
05/25/2021 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210525-0070800

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

File Number: 20111095

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 10th day of May, 2021.

Notary Public
My Commission Expires: 8/19/2023

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
William Benjamin Fauver and Natalya V. Caldwell	William Benjamin Fauver and Natalya V. Caldwell	181-01-0B-260.00-CO
7921 Kirkfield Dr	7921 Kirkfield Dr	
Nashville, TN 37211	Nashville, TN 37211	

THIS INDENTURE, made and entered into as this 17th day of December, 2020, by and between **William Benjamin Fauver and wife, Natalya V. Caldwell, tenants in common with rights of survivorship**, as party or parties of the first part, and **William Benjamin Fauver and wife, Natalya V. Caldwell, tenants by the entirety**, as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20071214-0143931, 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 William Benjamin Fauver and wife, Natalya V. Caldwell, tenants in common with rights of survivorship by Warranty deed from Behzad Barati, unmarried, dated December 17, 2020 and of record as Instrument No. 20201223-0152907 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7921 Kirkfield Dr, Nashville, TN 37211.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS my hand this 10th day of May, 2021.

William Benjamin Fauver

Natalya V. Caldwell

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Benjamin Fauver and wife, Natalya V. Caldwell, tenants by the entirety, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 10th day of May, 2021.

Notary Public at Large

My Commission Expires: 8/19/2023



True Copy Certification

I, Shannon Gilbert, 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.

Shannon Gilbert

Signature

State of Tennessee

County of Rutherford

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

Katelyn Taylor

Notary's Signature

My Commission Expires: 9/16/23

