QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $- 0 -

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of MAY, 2021.

Notary Public

Commission Expires 1/8/2024

MEGAN MATHEWSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JAN 8, 2024 (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 648941 DEEDQC
06/03/2021 10:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210603-0074452

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Katherine Capps 1300 Howard Avenue Nashville, TN 37216	Owner	072 0226.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ADAM CAPPS** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **KATHERINE CAPPS** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Being part of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, page 101, of Register's Office Davidson County, Tennessee, described as follows: Said Lot No. 149 fronts 15 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line. Said 15 feet begins on Howard Avenue 50 East of the northwest corner of Lot No. 149 and adjoins the property conveyed to Geo. A. Karsch Jr. and wife, Adirene M. Karsch by R. Loyd Scobey and wife, of record in Register's Office for Davidson County, Tennessee, Book 641, page 62.

Tract 2:

Being the westerly half of Lot No. 149 on the Map of Inglewood Place, as of record in Book 332, page 101, of the Register's Office for said County. Said part of said Lot No. 149 fronts 50 feet on the southerly side of Howard Avenue and runs backward between parallel lines 205 feet to a dead line.

Being the same property conveyed to Adam Capps and Katherine Capps by Warranty Deed of record in Instrument No. 20170719-0072655 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1300 Howard Avenue, Nashville, TN 37216.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the deed of trust of record in Instrument No. 20170719-0072658 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day of MAY, 2021.

ADAM CAPPS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, ADAM CAPPS, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 27 day of MAY, 2021.

Commission Expires: 1/8/2024

NOTARY PUBLIC

MEGAN MATHEWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION E...

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023