TAX BILLS TO
ADDRESS OF NEW OWNER:

Barry Capps
4359 Stenberg Road
Whites Creek, TN 37189

THIS INSTRUMENT PREPARED BY:
TYLER SCOTT-TEMPLETON, Esq.
Attorney at Law
176 West Franklin Street
Gallatin, Tennessee 37066
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Karen Johnson Davidson County
Batch# 653486 **DEEDQC**
06/10/2021 10:13:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078136

MAP/GROUP/PARCEL: Map 39 Parcel 45

QUITCLAIM DEED TO CREATE TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP WHILE RETAINING LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **TIMOTHY N. CAPPS (Widower)**, do hereby quitclaim all my right, title and interest in and to the hereinafter described property unto **BARRY CAPPS** and daughter, **MELANIE CAPPS CRITES**, as tenants in common with right of survivorship, their heirs and assigns, however, it is my desire that a life estate be created for myself, allowing me to reside on the property until my death, however all other right, title and interest is transferred unto Barry Capps and daughter Melanie Capps Crites. Tract or parcel of land is described as follows:

> Tract of Parcel of land situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a spike set in the center of Stenberg Road at a corner common to lands now or formerly owned by Barry Capps, etux, and the most northerly corner of the lands herein described; said spike being located Orth 49 degrees 53 feet 51 inches, West 55.90 feet from an iron pin set in the dividing property line; thence, from the beginning along said Capps' line and being marked by iron pins as follows: South 49 degrees 53 feet 51 inches East 690.59 feet, North 66 degrees 06 feet 46 inches East 282.15 feet, and North 44 degrees 51 feet 16 inches East 293.85 feet to an iron pin set at a corner of lands now or formerly owned by John Bostelman, etux; thence along said Bostelman's line as follows: South 02 degrees 03 feet 24 inches West 313. 07 feet to an 8 inch dead persimmon

tree, and South 07 degrees 05 feet 01 inch East 295.72 feet to a 30 inch poplar tree at a corner of lands now or formerly owned by Oliver Waller, etux; thence along said Waller's line as follows: South 39 degrees 00 feet 16 inches West 656.17 feet to an iron pin set at a corner of lands now or formerly owned by Richard G. Carney, etux; thence along said Carney's line as follows: North 38 degrees 44 feet 47 inches West 1231.30 feet to an iron pin set in the center of an (unknown) creek, and North 44 degrees 35 feet 42 inches West 90.06 feet to a spike set in the center of Stenberg Road; thence along the center of said road as it meanders northeasterly 134.81 feet to a spike and northeasterly 111.85 feet to the point of beginning, containing 16.861 acres, more or less, according to a survey of Tommy E. Walker, Surveyor, March 24, 1995; being Map and Parcel No. 039-00-0-045.00 on the Maps of the Assessor of Property for Davidson County, Tennessee.

Being the same property conveyed to Timothy N. Capps, by Quitclaim deed(s) from Barry Capps and wife, Nancy Capps, dated September 25, 2007 and recorded in Register's Office of Davidson County, Tennessee, as 2007928-0115961, additional Quitclaim Deed dated December 29, 2009 and recorded in Register's Office of Davidson County, Tennessee as 20091230-0118484, and a third Quitclaim Deed dated December 17, 2010 and recorded in the Register's Office of Davidson County, Tennessee as 20101220-0101003. This Quitclaim Deed encompasses all these prior deeds for a total of any interest Timothy N. Capps may have in the property, transferring it as desired above.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR AND GRANTEE HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 20 day of May 2021.

TIMOTHY N. CAPPS

STATE OF TENNESSEE)

COUNTY OF SUMNER)

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for

said County and State, **TIMOTHY N. CAPPS**, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in White Creek, Tennessee, on this 20 day of May 2021.

K Sweeper
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/22/22
STATE OF TENNESSEE)

COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____.

SUBSCRIBED AND SWORN TO b

MY COMMISSION EXPIRES: ____/___

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Barry Capps **Affiant**
Subscribed and sworn before me this the
10 **Day of** JUNE, 2021.
A. Hayes, **Deputy Register**