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
(615) 452-2587

Karen Johnson Davidson County
Batch# 653486 DEEDQC
06/10/2021 10:13:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210610-0078137

MAP/GROUP/PARCEL: Map 39 Parcel 185

QUITCLAIM DEED TO CREATE TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP

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, **BARRY 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, which 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 stake in the southeast corner of a lane leading from the tract herein described, in the west line of the property of Ed Launius; thence along the line of Oscar W. Carney's property, North 83 degrees West 204.5 feet to a point in the center of Carney Creek; thence South 7 degrees 40' East 560 feet to a point; thence South 88 degrees East 98.0 feet to a pin the west line of Ed Launius' property; thence North 3 degrees 30 feet East538.0 feet to the point of beginning, containing 1.9 acres, more or less.

Being the same property conveyed to Barry N. Capps and wife, Nancy Capps, by Warranty Deed from Sven Lindberg Capps, and wife DIXIE Capps and recorded in Register's Office of Davidson County, Tennessee instrument number 20030814-0116796.

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 16 day of April, 2021.

BARRY CAPPS

STATE OF TENNESSEE)

COUNTY OF SUMNER)

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, **BARRY CAPPS**, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Gallatin, Tennessee, on this day of April 2021.

NOTARY PUBLIC

TYLER SCOTT-TEMPLETON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMMISSION EXPIRES APRIL 18, 2022

MY COMMISSION EXPIRES: 4/18/2022

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 bef

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.
CA Hayes, **Deputy Register**