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
20210610-0078138

MAP/GROUP/PARCEL: Map 39 Parcel 183

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 point in the center of Stenberg Road, said point being located 247 feet Northeast of G.B. Carney's northerly corner; thence with the center line of said road, a curved line to the right, northeastwardly 200 feet to John Roden's northwester corner, a spike; thence, with Roden's southwesterly boundary line, South 5 degrees 10 feet East 106.7 feet to a point; thence, with said Roden's line, South 86 degrees East 169.5 feet to a point in the center of a creek; thence, with said Roden's line, South 47 degrees East 395 feet to an iron pin; thence with said Roden's line, North 69 degree East 369 feet to an iron pin, said pin or point being located 183.2 feet westerly from said Roden's southeast corner; thence South 33 degrees 30 feet West 296 feet, more or less, to an iron pin; thence South 33 degrees 30 feet West 296 feet, more or less, to an iron pin; thence South 69 degrees West 283.75 feet to an iron pin; thence North 48 degrees West 696.78 feet to the point of beginning; containing 4.2 acres, more or less.
> Description taken from previous deed.

Being the same property conveyed to Barry Capps and Wife, Nancy Capps, by Quit Claim deed from Albert N. Capps and wife, Thelma Capps, dated April 11, 1973 and recorded in Record Book 1697, page 350, Register's Office of Davidson County, Tennessee.

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 Apr, 2021.

X Barry Capps
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 16 day of Apr, 2021.

NOTARY PUBLIC

TYLER SCOTT-TEMPLETON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY 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 $_

AFFI

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**