Karen Johnson Davidson County
Batch# 699107 DEEDQC
08/17/2021 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210817-0111408

Return to:

BCA -AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. 21146835R

QUITCLAIM DEED

21146835R-QCD

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENISE DARCEL CALDWELL	DENISE DARCEL CALDWELL	050 10 0 154.00
3213 WOODSTOCK DRIVE NASHVILLE, TN 37207	3213 WOODSTOCK DRIVE NASHVILLE, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DENISE DARCEL CALDWELL FORMERLY KNOWN AS DENISE FITZGERALD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **DENISE DARCEL CALDWELL, UNMARRIED,** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF CHESAPEAKE HOMES, REVISION TO SECTION FOUR, AS OF RECORD IN BOOK 6250, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE FOLLOWING:

1. 1995 METRO PROPERTY TAXES, WHICH HAVE BEEN ASSUMED BY GRANTEE.

2. DEED OF CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWAGE SERVICES, FOR SANITARY SEWER, OF RECORD IN BOOK 7026, PAGE 775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. DEED OF CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWAGE SERVICES, FOR WATER MAIN, OF RECORD IN BOOK 7026, PAGE 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. GENERAL DEVELOPMENT PLAN OF RECORD IN BOOK 6072, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. ARTICLES OF INCORPORATION FOR CHESAPEAKE HOMES ASSOCIATION, INC., OF RECORD IN BOOK 6031, PAGE 486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 6250, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING THE SAME PREMISES CONVEYED UNTO DENISE FITZGERALD, BY VIRTUE OF SPECIAL WARRANTY DEED FROM NASHVILLE AREA HABITAT FOR HUMANITY, INC., DATED NOVEMBER 10, 1995, RECORDED NOVEMBER 10, 1995, IN BOOK: 9857 AND PAGE: 529; INSTRUMENT: 0122186.

Property known as, 3213 WOODSTOCK DRIVE, NASHVILLE, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of August, 2021.

Denise Darcel Caldwell
F/K/A Denise Fitzgerald

DENISE DARCEL CALDWELL
F/K/A DENISE FITZGERALD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Gloria M. Jackson of the state and county mentioned, personally appeared **DENISE DARCEL CALDWELL F/K/A DENISE FITZGERALD** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Gloria M Jackson
My Commission Expires: 3-3-2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10 .

Denise Marcel Caldwell
F/K/A Denise Fitzgerald
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 12 day of August, 2021

Notary Public
My commission expires: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, David Rich, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/2021 (date of document).

Affiant Signature

8/16/2021
Date

State of FL

County of BREVARD

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public · State of Florida
Commission # GG 299508
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.