Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 740232 **DEEDQC**
10/20/2021 11:59:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211020-0140844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual ~~consideration for this~~ transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 13 day of October, 2021.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse A. Felker and Mary Alice Felker 3903 Trimble Road Nashville, TN 37215	New Owner	130 07 0 104.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kathryn G. Caldwell** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jesse A. Felker and Mary Alice Felker, husband and wife** her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 21 on the Final Plat, of Sharber's Harding Place Subdivision, not of record, described according to a survey made by W.B. Southgate, Surveyor as follows:

Beginning on the Southerly margin of Trimble Road at the Northeast corner of the property conveyed to Harry A. Wilk and wife by deed from Kate T. Sharber of record in Book 1320, Page 682, Register's Office for said county, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots and the Easterly line of said Wilk property, Southwardly 334 feet to the common corner of Lots Nos. 16, 17, 20 and 21; thence with the line between Lots Nos. 16 and 21, Eastwardly 100 feet to the common corner of Lots Nos. 15, 16, 21 and 22; thence with the line between Lots Nos. 21 and 22, Northwardly 344 feet to the Southerly margin of Trimble Road; thence with said road, Westwardly 100 feet 6 inches to the beginning.

Being the same property conveyed to Kathryn G. Caldwell and Jesse A. Felker and Mary Alice Felker, as joint tenants with the right of survivorship, by Quitclaim Deed from Kathryn G. Caldwell, unmarried, of record in Instrument No. 20160523-0051596, in the Register's Office of Davidson County, Tennessee, dated May 17, 2016 and recorded on May 23, 2016.

Being the same property conveyed to Kathryn G. Caldwell, by Special Warranty Deed from John F. Caldwell III, of record in Book 7675, Page 333, in the Register's Office of Davidson County, Tennessee, dated September 29, 1988 and recorded on October 12, 1988.

Being the same property conveyed to John F. Caldwell, III and wife, Katheryn G. Caldwell, by Warranty Deed from S. E. Stafford, Jr., Guardian of the estates of Brandy Marie May and Ashley Anne May, of record in Book 5756, Page 958, in the Register's Office of Davidson County, Tennessee, dated June 12, 1981 and recorded on June 12, 1981.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2021.

Kathryn G. Caldwell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kathryn G. Caldwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13TH day of October, 2021.

Notary Public

My Commission Expires: _____

