Karen Johnson Davidson County
Batch# 768619 DEEDQC
12/06/2021 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211206-0161634

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: WFG Lender Services - CA
2625 Townsgate Rd, Suite 101, Westlake Village, CA 91361

Reference Number: 2003848TN-A-OTC

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kenneth H. Cavanaugh, Jr. and Deana Cavanaugh	Kenneth H. Cavanaugh, Jr. and Deana Cavanaugh	180-02-0A-040-00
7228 Holt Run Drive	7228 Holt Run Drive	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, KENNETH H. CAVANAUGH, JR. and wife, DEANA A. CAVANAUGH also known as DEANA CAVANAUGH, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KENNETH H. CAVANAUGH, JR. and wife, DEANA CAVANAUGH, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 7228 Holt Run Drive, Nashville, TN 37211, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE PLAN OF THE RIDGE AT STONE CREEK, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20031027-0157621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Tax ID No.: 180-02-0A-040-00

Being the same property conveyed to Kenneth H. Cavanaugh, Jr. and wife, Deana A. Cavanaugh by warranty deed from Drees Premier Homes, Inc, an Ohio Corporation OF record as Instrument

No. 200602030014037 in the Office of the County Register of Deeds for the Davidson County, Tennessee, dated January 31, 2006 and recorded on February 3, 2006.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 7228 Holt Run Drive, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of October, 20 21.

KENNETH H. CAVANAUGH, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KENNETH H. CAVANAUGH, JR., with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27 day of October, 20 21.

LaTonya D Smith
Notary Public
My Commission expires: 08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of October, 2021.

Deana A. Cavanaugh aka Deana Cavanaugh
DEANA A. CAVANAUGH also known as
DEANA CAVANAUGH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DEANA A. CAVANAUGH also known as DEANA CAVANAUGH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 27 day of October, 2021.

LaTonya S Smith
Notary Public
My Commission expires: 08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

KENNETH H. CAVANAUGH, JR.

DEANA CAVANAUGH

Subscribed and sworn to before me this 27 day of October, 2021.

LaTonya S Smith
Notary Public
My Commission expires:
08/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE PLAN OF THE RIDGE AT STONE CREEK, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20031027-0157621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KENNETH H. CABANAUGH JR AND WIFE, DEANA A. CAVANAUGH BY WARRANTY DEED FROM DREES PREMIER HOMES, INC, AN OHIO CORPORATION OF RECORD AS INSTRUMENT NO. 200602030014037 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2006 AND RECORDED ON FEBRUARY 3, 2006.

BEING ALSO KNOWN AS 7228 HOLT RUN DRIVE, NASHVILLE, TN 37211

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Shynellia Davis, 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 10/27/2021 (date of document).

Affiant Signature

10/27/2021
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 27 day of October, 2021.

JAYTON MICHAEL COX
Notary ID #132579404
My Commission Expires
July 21, 2024

Notary's Signature

MY COMMISSION EXPIRES: July 21st, 2024

NOTARY'S SEAL