Karen Johnson Davidson County
Batch# 825093 DEEDQC
03/18/2022 02:36:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220318-0031832

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

ADAM FREDRICK CAPLAN, AFFIANT

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

Subscribed and sworn to before me, this 11th day of March 2022.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ADAM F. CAPLAN, TRUSTEE 5416 California Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091-02-4A-001.00-CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Adam Fredrick Caplan, ("Grantor") do hereby quitclaim, transfer and convey unto Adam F. Caplan, Trustee of the Adam F. Caplan Revocable Trust, created March 11, 2022, its successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5416 California Avenue, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 5416 California Cottages, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5416 California Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No.

20150916-0093964, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Adam Fredrick Caplan, an unmarried man, as to a one-half (1/2) interest, and Jeffrey Caplan and Donna Zuckerman Caplan, Co-Trustees of the Caplan Joint Revocable Trust created September 3, 2021, as to a one-half (1/2), interest, from Adam Fredrick Caplan, Jeffrey Roger Caplan, and Donna Caplan by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20211008-0135250.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of March 2022.

Adam Fredrick Caplan, Grantor

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 **Adam Fredrick Caplan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires