Karen Johnson Davidson County
Batch# 830330 DEEDQC
03/29/2022 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220329-0036034

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Charles Ryan Culwell 925 South 14th Street Nashville, TN 37206	NEW OWNER	094-05-0-102.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Richard Culwell, a married man***, by these presents does hereby quitclaim and convey unto **Charles Ryan Culwell, a single man,** his heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section One, Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Ryan Culwell, a single man, and John Richard Culwell, a married man by Warranty deed from Samuel R. Sanders, Jr. and wife, Martha H. Sanders of record in Instrument No. 20131010-0106626 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 10, 2013.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

Being also known as 925 South 14th Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 15th day of March, 2022.

Carmen Coats
Affiant

My commission expires: 3/6/24

(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 15th day of March, 2022.

John Richard Culwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John Richard Culwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of March, 2022

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/22/2022 ____ (date of document).

Affiant Signature

03/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025