Karen Johnson Davidson County
Batch# 864376 DEEDQC
05/27/2022 12:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220527-0061928

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 32883055

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
James W. Cawood and Nancy C. Cawood, Co-Trustees of the James W. Cawood and Nancy C. Cawood Community Property Trust 2108 Piccadilly Place Nashville, TN 37215	James W. Cawood and Nancy C. Cawood, Co-Trustees 2108 Piccadilly Place Nashville, TN 37215	Map and Parcel: 144 14 0 030.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, NANCY C. CAWOOD, by these presents do hereby quitclaim and convey to JAMES W. CAWOOD AND NANCY C. CAWOOD, CO-TRUSTEES OF THE JAMES W. CAWOOD AND NANCY C. CAWOOD COMMUNITY PROPERTY TRUST, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 2108 Piccadilly Place, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this _____ day of 5/18/2022, 2022.

Nancy C. Cawood

Nancy C. Cawood

James W. Cawood, husband of Nancy C. Cawood, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Nancy C. Cawood's interest in the above-described real property solely by virtue of his marriage to Nancy C. Cawood.

James W. Cawood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Nancy C. Cawood and James W. Cawood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2022.

Notary Public

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

My Commission Expires:
7.9.2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Nancy C. Cawood
Affiant

Subscribed and sworn to before me
this 18th day of May, 2022.

Notary Public

SUSAN R NEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

My Commission Expires:
7.9.2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146, Register's Office for said County.

Said Lot No. 13 fronts 350.98 feet on the northwesterly margin of Piccadilly Place and extends back 327.7 feet on the easterly line and 455.5 feet on the westerly line to a dead line in the rear, measuring 186.90 feet thereon.

Being the same property conveyed to Nancy C. Cawood by general warranty deed of record at Instrument 20080131-0010163, Register's Office of Davidson County, Tennessee.

32883055.2

Tennessee Certification of Electronic Document

I, Aubrey Burns, 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 May 18, 2022 (date of document).

Aubrey Burns
Affiant Signature

May 24, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 1-3-23

NOTARY'S SEAL

