Karen Johnson Davidson County
Batch# 888725 DEEDQC
07/14/2022 09:18:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220714-0080871

Prepared by:
Virginia Lee Story, Esq.
136 4th Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Taylor Collins 612 May Drive Madison, Tennessee 37115	New Owner	04302006300
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This is a transaction exempt from tax pursuant to Tennessee Code Ann. §67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Taylor Anette Collins v. John Christopher Caldwell**, Williamson County Chancery Court, Case No. 22CV-51478. Accordingly, **John Christopher Caldwell**, hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Taylor Anette Collins,** her heirs, successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 16 and a portion of Reserved Parcel A on the plan of Farview, Section 2, which is of record in Book 3600, Page 6, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 16 fronts 73 feet on the easterly margin of May Drive and runs back between parallel lines 140 feet to a dead line, measuring 73 feet thereon.

Said portion of Reserved Parcel A is described as follows: Beat an iron pin at the easternmost common corner of Lots 15 and 16 on the Plan of Farview, Section 2; thence with the easterly line of said Lot 16, N 21 deg. 31' 00" W 72.91 feet to an iron pin at the easternmost common corner of Lots 16 and 17; thence leaving said Lots N 68 deg. 26' 57" E 97.88 feet to an iron pin; thence S 17 deg. 13' 55" E 73.12 feet to an iron pin; thence S 68 deg. 26' 57" W 92.42 feet to the point of beginning.

Being the same property conveyed to Taylor Collins and John Caldwell, wife and husband, by warranty deed from Carl Dams and Jane Dams husband and wife, dated December 30, 2021 and recorded January 10, 2022, as Instrument No. 20220110-0002448, Register's Office for Davidson County, Tennessee.

This is improved property known as 612 May Drive, Madison, Tennessee 37115. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No

title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of May, 2022.

Grantor:

John Christopher Caldwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **John Caldwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2022.

LEAH A DANIELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires: 12/21/24

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled **Taylor Anette Collins v. John Christopher Caldwell**, Williamson County Chancery Court, Case No. 22CV-51478, and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this 26th day of May, 2022.

LEAH A DANIELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My commission expires: 12/21/24