Karen Johnson Davidson County
Batch# 904463 DEEDQC
08/17/2022 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220817-0093266

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33316-10-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2022. Notary Public My Commission Expires: 10-3-2023

QUITCLAIM DEED

Address New Owner: Lori Wood Caste 511 Westboro Drive Nashville, TN 37209	Send Tax Bills To: Lori Wood Caste 511 Westboro Drive Nashville, TN 37209	Tax Information: Map and Parcel No.: 081 16 0 164 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Charlotte F. Miller, unmarried ("Grantor"), does hereby quitclaim, transfer and convey unto Lori Wood Caste, unmarried ("Grantee"), her heirs and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1401 Arthur Avenue, Nashville, TN, 37208.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of August, 2022.

Charlotte F. Miller

Charlotte F. Miller

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlotte F. Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2022.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 and the northerly 20 feet of Lot No. 114 on the Plan of McGavock, Wetmore and Other's First Addition to Nashville called the "Town of McGavock" as of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Timothy K. Caste and wife, Lori Caste, by deed dated January 31, 2005 from James W. Eaton and wife, Juanita L. Green-Eaton of record in Instrument No. 20050204-0013603, Register's Office for Davidson County, Tennessee. The parties having divorced by Final Decree filed October 5, 2016 in Docket No. 15D283, Third Circuit Court for Davidson County, Tennessee. Pursuant to Final Decree, subject property was divested out of Timothy K. Caste and vested solely in Lori Wood Caste. Lori Wood Caste and Lori W. Caste are one and the same person.

Being the same property conveyed to Lori Wood Caste by Quitclaim Deed from Timothy Kyle Caste of record in Instrument No. 20161104-0117268, Register's Office for Davidson County, Tennessee. Being the same property further conveyed by Quitclaim Deed from Lori Wood Caste, an unmarried woman, to Gerald G. Patterson, Trustee, and quitclaimed and further conveyed from Gerald G. Patterson, Trustee, to Lori Caste, unmarried, and Charlotte F. Miller, an unmarried woman, as tenants in common with right of survivorship, of record in Instrument number 20191023-0108455.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/17/22

GEORGE E. MUDTER, JR.
Dated 8/17/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/17/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

