Karen Johnson Davidson County
Batch# 926845 DEEDWARR
10/07/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20221007-0110505

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 29th day of September, 2022. Notary Public My commission expires: 9/2/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Hamilton Cauble	New Owner(s)	024-00-0-181.00
4945 Brick Church Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMANDA QUIRAM, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER HAMILTON CAUBLE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Tract of Land in Davidson County, Tennessee, Being Described According To a survey by David Demerich Dated December 15, 1987 as Follows.

Beginning at an Iron Pin in the South Boundary of Knox, Said Pin Being the Northeasterly Corner of the Tract Herein Described, Thence With Knox the Following Calls: South 76 Degrees 19 Minutes 9 Seconds East, 290.82 feet to an Iron Pin, Thence North 16 Degrees 31 Minutes 20 Seconds East, 93.04 feet to an Iron Pin, Thence South 72 Degrees 14 Minutes East, 67.88 feet to an Iron Pin, Thence With Drake, South 7 Degrees 8 Minutes 39 Seconds, 1,225.98 feet to an Iron Pin, Thence With Phelan, North 82 Degrees 35 Minutes 10 Seconds, 396.65 feet to An Iron Pin, Thence With Redding a New Line, North 8 Degrees 23 Minutes 55 Seconds East 1178.21 feet to the Point of Beginning, Said Tract Containing 10.36 Acres, More or Less.

Being the same property conveyed to Amanda Quiram, a married person by Warranty deed from Timothy P. Redding, unmarried and Deborah M. Scudder, unmarried of record in Instrument No. 20141126-0109122 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 26, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4945 Brick Church Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the

property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2022.

_____ her attorney-in-fact

Amanda Quiram,
by Jason Quiram, her Attorney-In-Fact

Eric Quiram, spouse of Amanda Quiram, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

_____, his attorney-in-fact

Eric Quiram,
by Jason Quiram, his Attorney-In-Fact

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 Jason Quiram, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amanda Quiram as attorney-in-fact and acknowledged that he executed the same as the free act and deed of Amanda Quiram.

Witness my hand and seal this 29th day of September, 2022.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

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 Jason Quiram, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eric Quiram as attorney-in-fact and acknowledged that he executed the same as the free act and deed of Eric Quiram.

Witness my hand and seal this 29th day of September, 2022.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

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 10/06/22 ____ (date of document).

Affiant Signature

10/06/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of October, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025