Karen Johnson Davidson County
Batch# 926861 DEEDQC
10/07/2022 08:43:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221007-0110525

**THIS INSTRUMENT PREPARED BY:**
**Martin Heller Potempa & Sheppard**
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The ~~actual consideration~~ for this transfer is: $10.00

AUDREY C. BUCHANAN, AFFIANT

Subscribed and sworn to before me, this 4th day of October 2022.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **AUDREY C. CAVE-BUCHANAN, TRUSTEE**<br>3508 Fairmeade Drive<br>Nashville, TN 37218 | New Owner | Map and Parcel No.:<br>59-9-181 |

**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, I, Audrey C. Buchanan, ("Grantor") do hereby quitclaim, transfer and convey unto Audrey C. Cave-Buchanan, Trustee of the Audrey C. Cave-Buchanan Revocable Trust, created October 4, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 3508 Fairmeade Drive, Nashville, Tennessee 37218**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot 3, Section One of Wrightwood Estates, of record in Book 7900, Page 175, and as amended in Book 8697, Page 438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William F. Buchanan and wife, Audrey C. Buchanan, from John H. Knight and wife, Jacqueline C. Knight, by Warranty Deed recorded in the Register's Office of said county and state at Book 10194, Pages 988-990. William F. Buchanan having since died, leaving his wife, Audrey C. Buchanan, as the surviving tenant.

Audrey C. Buchanan and Audrey C. Cave-Buchanan being one and the same person.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 4th day of October 2022.

**Audrey C. Buchanan, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Audrey C. Buchanan**, the Grantor, 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 and official seal at office, this 4th day of October 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025