Karen Johnson Davidson County
Batch# 940310 DEEDQC
11/10/2022 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221110-0120778

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 10th day of November, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Lori Wood Caste and Stephen Justin Perez 1401 Arthur Avenue Nashville, TN 37208	Send Tax Bills To: New Owners 511 Westboro Dr. 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, **Lori Wood Caste, unmarried** ("Grantor"), does hereby quitclaim, transfer and convey unto **Lori Wood Caste, unmarried and Stephen Justin Perez, unmarried, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns of all his 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 10th day of November, 2022.

Lori Wood Caste

Lori Wood Caste

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lori Wood Caste, 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 10th day of November, 2022.

Claire H. Jenkins

Notary Public

My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Caste. Lori 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. Being the same property quitclaimed and further conveyed from Charlotte F. Miller, unmarried, to Lori Wood Caste, unmarried, of record in Instrument number 20220817-0093266, Register's Office for Davidson County, Tennessee.

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 11/10/22

GEORGE E. MUDTER, JR.
Dated 11/10/22

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 11/10/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

