Name and Address of New Owner:
And Send Tax Bills To:
John W. Shortridge
2818 Torbett Street
Nashville, Tennessee 37209

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Map & Parcel No: 092-10-0-090-00

Karen Johnson Davidson County
Batch# 950306 DEEDQC
12/12/2022 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221212-0128731

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda McCauley,** "the Grantor," convey and quitclaim unto **John W. Shortridge (a/k/a John Shortridge), a married man,** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of T.M. Steger's Clifton Pike Subdivision of the Barrow Place of record in Plat Book 421, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to John Shortridge and Ciara Shortridge, husband and wife and Linda McCauley, joint tenants with right of survivorship, by Warranty deed from Tawnya Reynolds, a married woman of record in Instrument No. 20180313-0023514 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 13, 2018.
>
> Being also known as 2818 Torbett Street, Nashville, Tennessee 37209.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

NOTE: Subject property was never the primary residence of the grantor

12/10/2022

IN WITNESS WHEREOF, Grantor has executed this Deed on the ____ day of December, 2022.

Linda McCauley (SEAL)
Linda McCauley

STATE OF Florida
COUNTY OF Orange

12/10/2022

On this ____ day of December, 2022, before me personally appeared Linda McCauley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Identified with GA Driver's License.

12/10/2022

Witness my hand, at office, this ____ day of December, 2022.

Notary Signature
My commission expires: 06/11/2023

JD HEFFERIN
Notary Public - State of Florida
Commission # GG 341743
Expires on June 11, 2023

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Montgomery

Sworn to and subscribed before me this 12th day of December, 2022.

Notary Signature
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/12/2022.

Affiant Signature

12/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON