}

THIS INSTRUMENT PREPARED BY:
SPENCER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 957185 DEEDQC
01/03/2023 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230103-0000358

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Malinda McBeth Gray Trust 4801 Wyoming Avenue Nashville, Tennessee 37209	Same	10303 182.00

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JANET MALINDA CALDWELL,** an unmarried woman, (Grantor"), does hereby transfer, release, relinquish, quitclaim and convey unto **THE MALINDA MCBETH GRAY TRUST u/t/a dated December 22, 2022**, hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, being Lot No. 1 of Block No. 6 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 1 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 48th Avenue North, formerly 7th Street, 160 feet to an ally.
>
> Being the same property conveyed to Janet Malinda Caldwell by Quitclaim Deed from Thomas Caldwell, of record in Instrument No. 20160629-0066552, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4081 Wyoming Avenue, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 22 day of December 2022.

GRANTOR:

Janet Malinda Caldwell
JANET MALINDA CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JANET MALINDA CALDWELL** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of December 2022.

Michelle Gooden
Notary Public

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: 9/7/26

STATE OF TENNESSEE)
COUNTY OF)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 22 day of December 2022.

Michelle Gooden
NOTARY PUBLIC
My Commission Expires: 9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry 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 December 22, 2022 (date of document).

Andrea P. Perry
Affiant Signature

12/30/2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of December, 2022

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

