Karen Johnson Davidson County
Batch# 971406 DEEDQC
02/16/2023 08:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230216-0011199

Recordation Requested By/Return to:
ENTRUST TITLE GROUP, INC.
12545 W BURLEIGH ROAD, SUITE 3
BROOKFIELD, WI 53005
File No. TN31670

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
RYAN SMITH
o/b/o BC LAW FIRM, P.A,
409 SHADOW PKWY CHATTANOOGA, TN 37421
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
MICHELE CAVITT	MICHELE CAVITT	052-07-0-030-00
1011 NEELYS BEND ROAD MADISON, TN 37115	1011 NEELYS BEND ROAD MADISON, TN 37115	

Executed this 6 day of February 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **MICHELLE CAVITT, A/K/A MICHELE CAVITT, AS SURVIVING CO-TENANT AND MICHELE CAVITT AND SHEILA CAVITT, AS HEIRS AT LAW TO THE ESTATE OF HELEN CAVITT, DECEASED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **MICHELE CAVITT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, BLOCK A ON THE UNRECORDED MAP OF HOME ACRES SUBDIVISION, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY CLYDE D. ANDERSON, DATED 7/16/57 AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF NEELY'S BEND ROAD, AT THE CORNER OF LOTS 2 AND 3, THE SAID POINT BEING 168.2 FEET WEST OF A CONCRETE MONUMENT SET IN THE NORTH MARGIN OF NEELY'S BEND ROAD, AT THE BEGINNING OF A CURVE IN THE LARKIN SPRINGS ROAD; THENCE WITH THE LINE BETWEEN LOTS 2 AND 3, NORTHERLY 275 FEET TO A POINT, WHICH IS 203.2 FEET WEST FROM THE WESTERLY MARGIN OF LARKIN SPRINGS ROAD; BEING AN IRON PIN; THENCE WESTERLY 100 FEET TO AN IRON PIN AT THE CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 275 FEET TO AN IRON PIN THE NORTHERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 100 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVISON COUNTY, OF RECORD IN INSTRUMENT 200612010148793, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE CAVITT AND HELEN CAVITT BY SPECIAL WARRANTY DEED FROM REGIONS BANK, N.A. (SUCCESSOR IN INTEREST TO AMSOUTH BANK) AS SUCCESSOR TRUSTEE OF THE LINDA CAROL SCHULLER LIVING TRUST U/A/D AUGUST 27, 1993 AS AMENDED DECEMBER 12, 2002 OF RECORD AS INSTRUMENT NO. 20080527-0053522 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2008 AND RECORDED ON MAY 27, 2008.

BEING ALSO KNOWN AS 1011 NEELYS BEND ROAD, MADISON, TN 37115.

Property known as, 1011 NEELYS BEND ROAD, MADISON, TN 37115

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

This instrument was prepared without the benefit of a title examination.

Witness my hand this 6 day of February, 2023

Michelle Cavitt Michelle Cavitt
MICHELLE CAVITT, A/K/A MICHELE CAVITT

Michele Cavitt
MICHELE CAVITT

_____
SHEILA CAVITT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Lou Anne Pollard of the state and county mentioned, personally appeared **MICHELLE CAVITT, A/K/A MICHELE CAVITT AND MICHELE CAVITT AND SHEILA CAVITT** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LOU ANNE POLLARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Lou Anne Pollard
Notary Public
Printed Name: Lou Anne Pollard
My Commission Expires: _____

My Commission Expires
March 19, 2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Michele Carter
Affiant

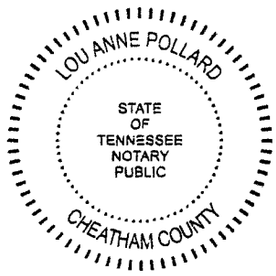
STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 6 day of February, 2023

Lou Anne Pollard
Notary Public
My commission expires:

My Commission Expires
March 19, 2025



Sheila Cavitt
SHEILA CAVITT

STATE OF TENNESSEE

COUNTY OF Trousdale

Witness my hand this 2nd day of Feb, 2023

Before me, Norman Kantrowitz, NOTARY Public of the state and county mentioned, personally appeared **SHEILA CAVITT** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal) NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Norman Kantrowitz
Notary Public
Printed Name: Norman Kantrowitz
My Commission Expires: 4.23.2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.

Sheila Cawitt
Affiant

STATE OF TENNESSEE

COUNTY OF Trousdale

Subscribed and sworn before me this the 2 day of February, 2023

Norman Kantrowitz
Notary Public
My commission expires: 4-23-2024

NORMAN KANTROWITZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

Tennessee Certification of Electronic Document

I, Jessica Porubcan, 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 02/6/2023 (date of document).

Affiant Signature

02/15/2023

Date

State of Wisconsin

County of Waukesha

Sworn to and subscribed before me this 15th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-25

NOTARY'S SEAL

JEFFERY D. OILER NOTARY PUBLIC STATE OF WISCONSIN

202302160011199