This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 985538 DEEDQC
03/28/2023 10:23:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022390

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Zachary Welden Gene Caro 2012 Sweetbriar Avenue Nashville, TN 37212	Same	104-15-0-441.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

ZACHARY WELDEN GENE CARO

JANET L. FLINT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

SWORN TO AND SUBSCRIBED before me this 24th day of MARCH 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on March 21, 2023, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Zachary Welden Gene Caro v. Anna Elizabeth McGary Caro*, Docket Number 22D1248, Anna Caro, aka Anna Elizabeth McGary Caro, has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Zachary Caro, aka Zachary Welden Gene Caro, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 8 and 27-C on the plan of the Resubdivision of the T.W. Crutcher & Company's plat of Jacob Hostettlers Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract, as of record in Plat Book 843, Page 71, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 8 and 27-C, described together, front 60 feet on the Northerly side of Sweetbrier Avenue and run back 249 feet 4 inches on the Westerly line and 250 feet 2 inches on the Easterly line to a dead line and measures 60 feet thereon.

Included in the above description but excluded therefrom is the property sold to Leo F. Raby of record in Book 4861, Page 888, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27-C and the Northerly 10 feet of Lot No. 8, on the plan of T.W. Crutcher & Company's plat of Jacob Hostettler's Subdivision of Lots No. 1, 2 and 3 of the Bain Tract as of record in Book 843, Page 71.

Beginning at a point being the common corners of Lots Nos. 27-B and 27-C; thence with a line between the same South 1 degree 55' West 75.74 feet to a point; thence South 2 degrees 59' West 10.25 feet to a point; thence South 86 degrees 57 East 60 feet to a point; thence North 2 degrees 59' east 10.5 feet to a point; thence North 1 degree 56' East 76.5 feet to a point; thence North 87 degrees 56' West 60.0 feet to the point of beginning.

Being the same property conveyed to Zachary Caro and Anna Caro, husband and wife, by Quitclaim Deed from Zachary Caro and Anna McGary, nka Anna Caro, husband and wife, on the 30th day of April 2019, and recorded on the 14th day of May 2019, in Instrument No. 20190514-0045228, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 2012 Sweetbriar Avenue, Nashville, Tennessee 37212.

Anna Elizabeth McGary Caro
ANNA ELIZABETH McGARY CARO

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Natalie Newsom, a Notary Public in and for said County and State, the within named ANNA ELIZABETH McGARY CARO, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of March, 2023.

Natalie Loryn Newsom
NOTARY PUBLIC

My Commission Expires: 09-07-2026

NATALIE LORYN NEWSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.