Name and Address of New Owner(s):
Isaac Caal and Dianne Caal
2433 Solomon Lane
Nashville, TN 37207

Send Tax Bills To:
New Owner(s)

Karen Johnson Davidson County
Batch# 989768 DEEDQC
04/10/2023 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230410-0025577

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 050 02 0A 122.00

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, **Isaac Caal and Dianne Sybella Caal, husband and wife,** hereinafter called the Grantors, quitclaim unto **Isaac Caal and Dianne Sybella Caal, husband and wife,** hereinafter called the Grantees, all our title and interest, if any, to the following described real estate in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 122 on the Plan of Belle Arbor PUD Phase 4 (formerly known as Victory Village PUD), of record in Instrument No. 20180503-0042421, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to NVR, Inc. a Virginia Corporation, by Deed dated June 18, 2018 from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20180620-0059365 Registe~s Office for Davidson County, Tennessee. Being part of the same property conveyed to Eatherly/Ring joint Venture, a Tennessee joint venture, by Deed dated October 3, 2016 from Eatherly/Ring Joint Venture, a Tennessee joint Venture, of record in Instrument No. 20161011-0107687 and further conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture, by Deed from J. D. Eatherly and Justin Cutler dated June 30, 2010, of record in Instrument No. 20100709-0053862, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Isaac Caal, single man, by Special Warranty Deed from NVR, Inc. a Virginia Corporation T/A Ryan Homes, signed October 9, 2018 and recorded on October 10, 2018 in Instrument No. 20181010-0100422, Register's Office for Davidson County, Tennessee.

Being improved property also known as 2433 Solomon Lane, Nashville, TN 37207.

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.

Dianne Sybella Caal joins in this conveyance to convey her homestead interest, if any, in the subject property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 07 day of April, 2023.

Isaac Caal (SEAL)
Isaac Caal

Dianne Caal (SEAL)
Dianne Sybella Caal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Isaac Caal and Dianne Sybella Caal, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 7th day of April, 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-7-23.

Affiant Signature

4-7-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of April, 2023.

Notary Signature



My Commission Expires: 05/09/2026