Karen Johnson Davidson County
Batch# 1009127 DEEDQC
05/30/2023 02 48 10 PM 4 pgs
Fees $22 00 Taxes $0 00
20230530-0040661

THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to.	Map-Parcel Numbers.
Joshua David Caldwell and Elizabeth Bennett Caldwell, Co-Trustees of the Caldwell Family Trust dated May 23, 2023 6714 Duquaine Ct Nashville, TN 37205	SAME	115-09-0-064.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Joshua Caldwell and wife, Elizabeth Caldwell (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby transfer, assign, and quitclaim to Joshua David Caldwell and Elizabeth Bennett Caldwell, Co-Trustees of the Caldwell Family Trust dated May 23, 2023 (the Grantees), all right, title and interest of the Grantors in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may

be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, the Grantees' heirs and assigns, forever; and the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the Grantees, the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

Joshua Caldwell and Joshua David Caldwell being one and the same person Elizabeth Caldwell and Elizabeth Bennett Caldwell being one and the same person

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record Grantors and Grantees acknowledge that this Deed was prepared from information in prior deeds, that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

WITNESS our hands on 23 day of MAY, 2023

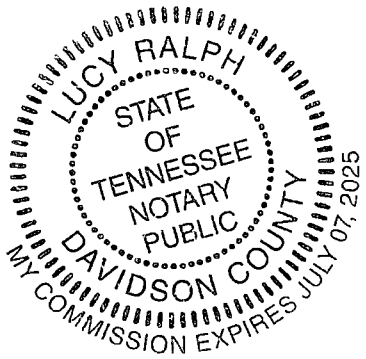
Joshua Caldwell

Elizabeth Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Caldwell and Elizabeth Caldwell, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained

WITNESS my hand and official seal on 23 day of MAY, 2023



Notary Public

My Commission Expires 7.7.25

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Section Eight, West Meade Estates of record in Plat Book 3700, Page 31, 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 by Joseph B. Pride, a married man, to Elizabeth Caldwell and Joshua Caldwell by deed of record in Instrument Number 20170606-0056666, filed for record on June 6, 2017, Register's Office for Davidson County, Tennessee.

This Improved property is known as 6714 Duquaine Court, Nashville, TN 37205.