**Record and Return Mail To:**
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 1020504 **DEEDQC**
06/29/2023 08.10 34 AM 3 pgs
Fees. $17 00 Taxes $0 00



20230629-0049483

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Calm Springs Trust
959 Greerland Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map and Parcel No.
14705019100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jesse Vernon Frasure and Dannielle Nacole Erickson,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto the **Calm Springs Trust** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee being Lot No. 43 on the Plan of Caldwell Country Estates, of record in Book 2663, Page 68 & 69, said Register's Office to which plan reference is hereby made for a complete and accurate legal description thereof.

Said Lot No. 43 fronts 85 feet on the southwesterly side of Danby Drive and extends back between parallel lines 255 feet to a deed line.

Being the same property conveyed to **Jesse Vernon Frasure, unmarried and Dannielle Nacole Erickson, unmarried, as tenants in common with rights of survivorship**, by Warranty Deed dated May 31, 2013, from **Spence Louis Curry, married**, recorded in Instrument No. 20130605-0056848, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4923 Danby Drive, Nashville, TN 37211.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 21st day of June 2023.

**Jesse Vernon Frasure**

**Dannielle Nacole Erickson**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jesse Vernon Frasure**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June 2023.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Dannielle Nacole Erickson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of June 2023

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of June 2023.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY