Karen Johnson Davidson County
Batch# 1030040 DEEDQC
07/24/2023 01:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230724-0056905

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
William K. Caldwell 113 Rustic Court Nashville, Tennessee 37214	SAME	08410001100

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica L. Caldwell** (the "GRANTOR"), by these presents does hereby quitclaim and convey unto **William K. Caldwell** (the "GRANTEE"), his heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this 14 day of September, 2022.

GRANTOR:

Jessica L. Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for State and County aforesaid, personally appeared Jessica L. Caldwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 14 day of September, 2022.

Notary Public

My Commission Expires: 11/23/25

RACHEL C. WELTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 14 day of September, 2022.

Notary Public

My Commission Expires: 11/23/25

RACHEL C. WELTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 146 on the Plan of Section Five, Sunny Acres, as of record in Plat Book 3300, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM is that certain property described in Warranty Deed from Gustavo C. Garcia and wife, Marsha Garcia, to Nashville and Eastern Railroad Corporation recorded on December 30, 2002, in Instrument No. 20021230-0161781, Register's Office for Davidson County, Tennessee, as by Act of Correction recorded on December 30, 2008, in Instrument No. 20081230-0123198, said Register's Office.

Being the same property conveyed to William K. Caldwell from Steve R. Griffith, by Warranty Deed recorded on February 17, 2012, in Instrument No. 20120217-0014275, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/14/2023 (date of document).

Jennifer Russell
Affiant Signature

7/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

