Karen Johnson Davidson County
Batch# 1030061 DEEDQC
07/24/2023 01:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056935

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Clayton T. Cardwell and Clayton Taft Cardwell, Conservator of the Conservatorship Estate of Eileen Moore Cardwell at Docket No 21P794 in the Probate Court for Davidson County, Tennessee** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Clayton T. Cardwell and wife, Eileen M. Cardwell,** (Grantees), all of our rights, title, and interests in the following described real property, to wit:

Parcel I: 1542 Pleasant Hills Rd., Nashville, TN 37214, Map and Parcel: 121 00 0 231.00

Land is the 5th Civil District of Davidson County, Tennessee, being Lots No. 2 on the Plan of the D.C. Traylor Subdivision of record in 5210, Page 101, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 2 fronts 115.0 feet on the easterly margin of Pleasant Hill Road and runs back 658.02 feet on the northerly line and 648.72 feet on the southerly line to a rear line measuring 132.67 feet thereon.

Being all or part of the same property conveyed to Clayton T. Cardwell and wife, Eileen M. Cardwell by Warranty Deed of record at Book 5474, Pages 3-6 in Register's Office for Davidson County, Tennessee.

Parcel II: 1544 Pleasant Hill Rd., Nashville, TN 37214, Map and Parcel: 121 00 0 232.00

Land is the 5th Civil District of Davidson County, Tennessee, being Lots No. 3 on the Plan of the D.C. Traylor Subdivision of record in 5210, Page 101, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 3 fronts 133.0 feet on the easterly margin of Pleasant Hill Road and runs back 648.72 feet on the northerly line and 640 feet on the southerly line to a rear line measuring 116.28 feet thereon.
And

Being all or part of the same property conveyed to Clayton T. Cardwell and wife, Eileen M. Cardwell by Warranty Deed of record at Book 5474, Pages 3-6 in Register's Office for Davidson County, Tennessee.

Parcel III: 1536 Pleasant Hill Road, Nashville, TN 37214, Map and Parcel: 121 00 0 230.00

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the D.C. Traylor Subdivision of record in Book 5210, Page 101, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular legal description.

Being all or part of the same property conveyed to Clayton Cardwell and wife, Eileen Cardwell by Warranty Deed of record at Book 10541, page 601-603 in Register's Office for Davidson County, Tennessee.

*Clayton T. Cardwell and Clayton Cardwell are one and the same person. Eileen M. Cardwell and Eileen Cardwell are one and the same person.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **July, 2023.**

Clayton T. Cardwell

Clayton Taft Cardwell, Conservator of the Conservatorship Estate of Eileen Moore Cardwell at Docket No 21P794 in the Probate Court for Davidson County, Tennessee

By: Clayton Taft Cardwell, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Clayton Cardwell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clayton Taft Cardwell, Conservator of the Conservatorship Estate of Eileen Moore Cardwell at Docket No 21P794 in the Probate Court for Davidson County, Tennessee** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and seal, this 24th day of July, 2023.

Notary Public

My commission expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 24th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY OWNER: **Clayton T. Cardwell and Eileen M. Cardwell**
OWNER'S ADDRESS: **1542 Pleasant Hill Rd., Nashville, TN 37214**
MAIL TAX BILLS TO: **1542 Pleasant Hill Rd., Nashville, TN 37214**

Certificate of Authenticity

I, Holly A Mason, 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 7/24/23.

Affiant Signature

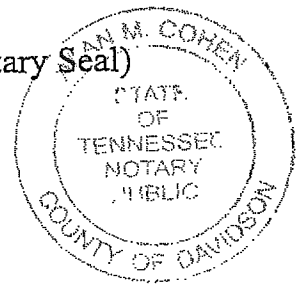
7/24/23
Date

State of TN
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 05-09-26