Karen Johnson Davidson County
Batch# 1040400 DEEDQC
08/21/2023 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230821-0064852

After recording return to:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-425956

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 04306025200

# QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 12th day of August, 2023, by and between **Reed Cavanah, an unmarried man,** residing at 501 Singer Drive, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Reed Cavanah, an unmarried man,** residing at 501 Singer Drive, Nashville, TN 37115, and **Micki Cavanah, a married woman, as joint tenants with rights of survivorship,** residing at 713 Tuckahoe Drive, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF MADISON PARK, SECTION 6, OF RECORD IN BOOK 4300 AT PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

Being the same premises conveyed from Reed Cavanah, an unmarried man who acquired title as a married man, herein joined by his former spouse, Kelly Mckerman to Reed Cavanah in a deed dated 03/10/2018 and recorded 03/26/2018 in Instrument Number 2018326-0028084 of the official records.

Property Address: 501 Singer Drive, Nashville, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Reed Cavanah

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Reed Cavanah**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, TN, this 12th day of August, 2023.

Notary Public
My Commission Expires: 10/21/24

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: REED CAVANAH MICKI CAVANAH

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of August, 2023.

Notary Public
My Commission Expires: 10/21/24

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Name and address for person(s) responsible for taxes:

Reed Cavanah and Micki Cavanah
501 Singer Drive
Nashville, TN 37115

Name and address of property owner:

Reed Cavanah and Micki Cavanah
501 Singer Drive
Nashville, TN 37115

## Tennessee Certification of Electronic Document

I, Greg D Davis, 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 8/12/23 (date of document).

Affiant Signature

8/12/23
Date

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of August, 2023.

Notary Public
My Commission Expires: 10/21/24

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE