QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1058374 DEEDQC
10/05/2023 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231005-0078670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Justin Caldwell, *et al*	**Same**	
(NAME)	(NAME)	**119 12 110.00**
731 Carlyle Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JUSTIN CALDWELL

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

JUSTIN CALDWELL, AS TO A 50% UNDIVIDED INTEREST AND LINDSEY DUDGEON, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH A RIGHT OF SURVIVORSHIP

HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 85 ON THE PLAN OF BATTLEWOOD, SECTION I, AS OF RECORD IN BOOK 1835, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 85 FRONTS 70 FEET ON THE SOUTH SIDE OF CARLYLE PLACE, AND RUNS BACK 186.8 FEET ON THE EASTERLY LINE AND 212.17 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 110 FEET.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN CALDWELL, BY WARRANTY DEED FROM BETTY KAY LEAGUE, RANDY CHAPMAN AND PATTY PARKERSON, AS HEIRS OF THE ESTATE OF JEWEL D. CHAPMAN, DATED 09/06/2022, RECORDED 09/07/2022, AND APPEARING OF RECORD AT INSTRUMENT NO. 20220907-0100385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 731 Carlyle Pl., Nashville, TN 37211

Witness our hands this the 4th day of October, 2023.

Justin Caldwell

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Caldwell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2023.

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Leslie G. Hayes, 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 10/4/2023.

Date

Affiant Signature

10/5/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of October, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)