Karen Johnson Davidson County
Batch# 1068665 DEEDQC
11/06/2023 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086534

THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
23-9001TN

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Karen T. Caldwell and Laura DeBusk	Karen T. Caldwell and Laura DeBusk	
829 Netherlands Dr.	829 Netherlands Dr.	075-15-0-022.00
Hermitage, TN 37076	Hermitage, TN 37076	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Karen T. Caldwell, joined by spouse**, hereinafter referred to as the "GRANTOR" and **Karen T. Caldwell, and spouse, Laura DeBusk, as tenants by the entirety,** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Karen T. Caldwell, joined by spouse,** has this day quitclaimed unto **Karen T. Caldwell, and Laura DeBusk, as tenants by the entirety** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 829 Netherlands Dr., Hermitage, TN 37076, County of Davidson

Land in Davidson County, Tennessee being Lot No. 32A., zone lot division of lots 29, 30, 32, and 34, on the plan of The Meadows of Tulip Grove Subdivisions as of record in Book 6900, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen T. Caldwell, unmarried, by Warranty Deed from Nora Harts, dated January 24, 1990 and recorded April 13, 1990 in Book 8087, Page 902, in the Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 075-15-0-022.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

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

Witness my/our hand(s) this 14 day of April, 2023

Karen T. Caldwell

Laura DeBusk

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and official seal at Hendersonville, Tennessee this 14 day of April, 2023

Notary Public

Commission Expiration
5/20/2025

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

Affiant

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Sumner

Subscribed and sworn to before me this 14 day of April 2023, _____.

Notary Public

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4-14-2023 (date of document).

Caleb Waters
Affiant Signature

4-14-2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

