BOX #14

G#4869-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1070367 DEEDQC
11/13/2023 11:37:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231113-0088134

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2023.

Notary Public

My commission expires: November 2, 2026

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeanne E. Caudill and Jeffrey A. Young	**"New Owners"**	**095 07 0 055 00**
2309 Deerwood Drive (or Road)		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeanne E. Caudill, married

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jeanne E. Caudill and Jeffrey A. Young, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 195 on the Plan of Merry Oaks, as of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Deerwood Road, the common corner of Lots 195 and 196; thence, with the line between said lots, southwardly 203.4 feet to a point in the northerly line of Lot No. 208; thence, with the line of Lots 208 and 209, westerly 128.1 feet to a point in the easterly margin of Woodberry Drive; thence, with the margin of said Drive, northerly 186.5 feet to

the beginning of a curve; thence, with said curve, northeasterly 36.6 feet to a point in the southerly margin of Deerwood Road; thence, with the margin of said Road, easterly 70.9 feet to the BEGINNING.

BEING the same property conveyed to Herbert C. Caudill and Jeanne E. Caudill by Warranty Deed dated February 6, 1996, from Linda Jeanette Roberts, unmarried, of record in Book 9953, Page 942, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jeanne E. Caudill, married, by Quitclaim Deed dated February 13, 2013, from Herbert C. Caudill, married, of record in Instrument No. 20130221-0017436, said Register's Office. The said Herbert C. Caudill being Jeanne E. Caudill's Father.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **2309 Deerwood Drive (or Road), Nashville, TN 37214**.

Witness my/our hand(s) this **9th** day of **November, 2023.**

Jeanne E. Caudill

Jeanne E. Caudill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2023.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: November 2, 2026