QUITCLAIM DEED

Karen Johnson
Batch # 1097601
02/02/2024 03:46:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240202-0007634

LB-QCD-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ronnie D Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Feb, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronnie Dean Calhoun and Regina Joyce Morris	**New Owners**	
(NAME)	(NAME)	**057-072.00**
4461 Cato Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, and the purpose of creating tenancy by the entirety, the receipt of which is hereby acknowledged, **REGINA MORRIS A/K/A REGINA J. CALHOUN A/K/A REGINA MORRIS CALHOUN A/K/A REGINA JOYCE MORRIS AND RONNIE CALHOUN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto themselves **RONNIE DEAN CALHOUN AND REGINA JOYCE MORRIS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th District, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, September 10, 1960, as follows:

Beginning at a point at the Southeast corner of the property conveyed to Jerry W. Carman, and wife, Theresa G. Carman, by deed from Bethel P. Carman and wife, Celia C. Carman, of record in Book 3136, Page 425, Register's Office for said County; thence South 30 degrees West 250 feet; thence North 87 degrees 30 minutes West 355 feet; thence North 15 degrees East 255 feet to said Carman's Southwest corner; thence with said Carman's Southern boundary line South 87 degrees 30 minutes East 300 feet to the beginning, containing 1.857 acre, more or less. Together with Shared Roadway per Shared Roadway and Maintenance Agreement recorded in Instrument Number 20090810-0075171, said Register's Office.

Being the same property conveyed to Ronnie D. Calhoun and Regina J. Calhoun, husband and wife by Warranty Deed from Ethel Lee Biggs Hunter, a married woman of record in Instrument No. 20011017-0112958 Register's Office for Davidson County, Tennessee, dated October 11, 2001 and recorded on October 17, 2001.

Being the same property conveyed to Regina Morris by Tennessee Quitclaim Deed from Ronnie Calhoun of record in Instrument No. 20190501-0040309 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 01, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4461 Cato Road, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 1 day of Feb, 2024.

Regina Morris

Regina Morris

Ronnie D Calhoun

Ronnie Calhoun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1 day of Feb, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1 day of Feb, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212