Karen Johnson
Batch # 1107398
03/05/2024 08:37:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240305-0015113

This instrument was prepared by Michael W. Dale of the law firm McMillan PLLC, 308 South Second Street, Clarksville.

MAIL TAX STATEMENTS TO:

Donald J. Caudle, Trustee
1349 Stratford Ave.
Nashville, TN 37216

OWNERS AND PROPERTY ADDRESS:

Caudle Community Property Trust
Donald J. Caudle and Francine W.
Caudle, Trustees
1349 Stratford Ave.
Nashville, TN 37216

DONALD J. CAUDLE and FRANCINE W. CAUDLE

TO: QUIT-CLAIM DEED

DONALD J. CAUDLE and FRANCINE W. CAUDLE,
TRUSTEES OF THE CAUDLE COMMUNITY PROPERTY TRUST
DATED THE 29TH DAY OF FEBRUARY, 2024

This Quit-Claim Deed of Realty executed the 29 day of February, 2023, by **DONALD J. CAUDLE and wife, FRANCINE W. CAUDLE,** hereinafter called **"Grantors"**, to **DONALD J. CAUDLE and FRANCINE W. CAUDLE, Trustees of the CAUDLE COMMUNITY PROPERTY TRUST DATED THE 29TH DAY OF FEBRUARY, 2024,** hereinafter called **"Grantee";**

Witnesseth:

That the said **Grantors** hereby quit-claim unto the **Grantee** all of the **Grantors'** interest in and to the described real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of the F.E. Parsons Subdivision of record in Plat Book 6050, Page 108, Register's Office for said County, said Subdivision consisting of Lot 200, part of 201 and 251, and a part of the abandoned section of Stratford Avenue of the Inglewood Lots of record in Plat Book 332, Page 101, Register's Office.

Said Lot No. 2 fronts 72 feet on the northerly margin of Stratford Avenue, and extends back 257.25 feet on the westerly line and 306.27 feet on the easterly line to a line on the rear measuring 143 feet thereon.

This being the same property conveyed to the Grantors by deed of record in Book 9167, Page 664, Register's Office for Davidson County, Tennessee. This property is further identified as tax parcel # 072 04 0 077.00 by the Davidson County, Tennessee Tax Assessor.

IN WITNESS WHEREOF, Grantors have executed the foregoing as of the date and place

here written.

GRANTOR:

DONALD J. CAUDLE

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

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

Witness my hand and seal of office this the 29 day of February, 2024.

NOTARY PUBLIC **SEAL**

My Commission Expires: 1/14/2026.

GRANTOR:

FRANCINE W. CAUDLE

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

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

Witness my hand and seal of office this the 29 day of February, 2024.

NOTARY PUBLIC **SEAL**

My Commission Expires: 1/14/2026.

THIS TRANSFER IS EXEMPT FROM TENNESSEE TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409 (a)(1)(C)(vi)