Karen Johnson Davidson County
Batch# 1111515 DEEDQC
03/15/2024 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240315-0018084

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 27 day of February, 2024.

Notary Public

My commission expires: 11-7-24

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Beverly R. McCauley	**New Owner**	**108080D00400CO**
3185 Trails End		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we John McCauley** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Beverly R. McCauley,** herein called "GRANTEE(S)", her/his successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit No. 4, Lot No. 78 (as erroneously referred to as Lot No. 73 in prior deed), Horizontal Property Regime as shown on the Condominium Site Plan, Section 2, Phase IV, Quail Valley, of record in Plat Book 5800, Pages 69 & 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Beverly R. McCauley and John McCauley, wife and husband as joint tenants with right of survivorship and not as tenants in common, by Warranty Deed from Beverly R McCauley, a married woman, dated October 26, 2012, of record in Instrument No. 20121127-0108657, in the Register's Office for Davidson County, Tennessee

This is **improved** property known as: **3185 Trails End , Nashville, TN 37214**

WITNESS my/our hand(s) this 27 day of February, 2024.

John McCauley

STATE OF TN

COUNTY OF Rutherford

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

Witness my hand, at office, this 27 day of February, 2024.

Notary Public

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202403150018084

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/29/2024 (date of document).

Jennifer Russell
Affiant Signature

3/15/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

