This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1121681 DEEDQC
04/11/2024 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240411-0025791

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Kathy L. Caudill Jerri L. Jennings 1407 Forest Avenue Nashville, TN 37206	Same	083 09 0 370.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Helen Sue Caudill ("Grantor")** does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Kathy L. Caudill** and **Jerri L. Jennings**, a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 48, on the Subdivision of Lindsley Tract, a plan of which is recorded in Book 57, Page 66 (plat book and page erroneously shown as Book 4774, Page 57 and Book 774, Page 57 in former deeds), in the Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the north side of Forrest Avenue and runs back parallel lines 150 feet to an alley.

BEING the same property conveyed to Helen Sue Caudill by deed from George F. Brandt of record in Instrument No. 20111110-0088045, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **1407 Forest Avenue, Nashville, TN 37206**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

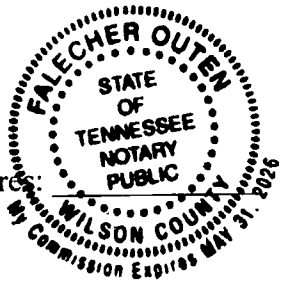
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $ -0-.

Subscribed and sworn to before me this the 11th day of April, 2024.

Affiant

Notary Public

My Commission Expires:



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of April, 2024.

Helen Sue Caudill, Grantor

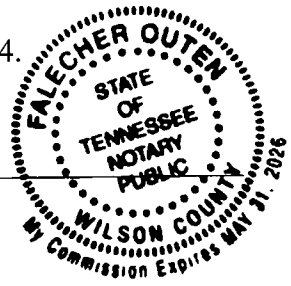
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 11th day of April, 2024.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 April 11, 2024.

Date: 04/11/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 11, 2024.

Notary Public: Falecher Outen

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026