AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50032198

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1134232 DEEDQC
05/13/2024 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240513-0035051

Tax ID No.: 172 06 0A 079.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 6 day of MAY, 20 24 by and between **Joel L. Caudle, Jr. A/K/A Joel Caudle and Carolyn B. Alexander-Caudle A/K/A Carolyn Alexander Caudle, husband and wife,** residing at 5404 Incline Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Joel L. Caudle, Jr. and Carolyn B. Alexander-Caudle, husband and wife, as tenants by the entirety,** residing at 5404 Incline Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5404 Incline Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/11/2021 under Instrument Number: 20210511-0063481 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joel L. Caudle Jr AKA Joel Caudle By Carolyn Caudle AIF

Joel L. Caudle, Jr. A/K/A Joel Caudle, by Carolyn Caudle, as attorney in fact

Carolyn B Alexander Caudle AKA Carolyn Alexander Caudle

Carolyn B. Alexander-Caudle A/K/A Carolyn Alexander Caudle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joel L. Caudle, Jr. A/K/A Joel Caudle by Carolyn Caudle as attorney in fact** and **Carolyn B. Alexander-Caudle A/K/A Carolyn Alexander Caudle** the within named Grantor, 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 and seal, at office in TENNESSEE, this 6TH day of MAY, 2024.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

JOHN D SESSUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Carolyn B. Alexander Caudle
Affiant

Print Name: Carolyn B. Alexander-Caudle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 6TH day of MAY, 2024.

Notary Public
My Commission Expires: 6/26/2024

Name and address for person(s) responsible for taxes:

Joel L. Caudle, Jr. by Carolyn Caudle as attorney in fact and Carolyn B. Alexander-Caudle
5404 Incline Drive
Nashville, TN 37211

Name and address of property owner:

Joel L. Caudle, Jr. by Carolyn Caudle as attorney in fact and Carolyn B. Alexander-Caudle
5404 Incline Drive
Nashville, TN 37211

JOHN D SESSUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JOHN D SESSUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20210511-0063481 AND PARCEL# 172 06 0A 079.00, BEING KNOWN AND DESIGNATED AS:

LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND FURTHER DESCRIBED AS FOLLOWS: BEING LOT NO. 89 ON THE PLAN OF FINAL PLAT OF MOUNT VIEW, SECTION 2 OF RECORD IN PLAT BOOK 9700, PAGE 656, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 5404 INCLINE DRIVE NASH VILLE, TN 37211

Parcel ID(s): 172 06 0A 079.00

BEING THE SAME PROPERTY ACQUIRED BY JOEL CAUDLE AND CAROLYN ALEXANDER CAUDLE, HUSBAND AND WIFE BY DEED OF JOEL CAUDLE AND CAROLYN ALEXANDER CAUDLE, FKA CAROLYN ALEXANDER, HUSBAND AND WIFE, DATED 10/02/2020 AND RECORDED 05/11/2021 IN INSTRUMENT NUMBER 20210511-0063481.

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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 5-6-2024.
(Date of Document)

Allyson Kotouch
Affiant Signature

5-7-2024
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 7 day of May, 2024.

Virginia L W Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL