Karen Johnson Davidson County
Batch# 1153685 DEEDQC
07/02/2024 10:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240702-0049807

After recording return to:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2406111616

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

Parcel ID No.: 04401001500

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of June, 2024 by and between **MARY RENEE CAPPS, a single person,** residing at 333 Keeton Avenue, ~~Nashville~~ Old Hickory, TN 37138, hereinafter referred to as Grantor(s) and **MARY RENEE CAPPS, a single person and CHRISTOPHER BALDWIN, a single person, as joint tenants with the right of survivorship,** residing at 333 Keeton Avenue, ~~Nashville~~ Old Hickory, TN 37138, 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: 333 Keeton Avenue, ~~Nashville~~ Old Hickory, TN 37138

Being the same which KENNETH HUDGENS by Deed dated June 21, 2005 and recorded June 22, 2024 in the County of Davidson , State of TN in Instrument Number 20050622-0071643 conveyed unto MARY RENEE CAPPS.

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.

Mary R. Capps
MARY RENEE CAPPS

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MARY RENEE CAPPS**, 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 TN, this 22 day of June, 2024.

Notary Public

My Commission expires: 1 5 28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON 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.

Affiant

Print Name: Mary Renee Capps

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of June, 2024.

Notary Public
My Commission Expires: 1 5 26

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2026
WILSON COUNTY

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

Mary Renee Capps and Christopher Baldwin
333 Keeton Avenue
~~Nashville~~, TN 37138
Old Hickory

Name and address of property owner:

Mary Renee Capps and Christopher Baldwin
333 Keeton Avenue
~~Nashville~~, TN 37138
Old Hickory

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE PLAN OF SCENIC VIEW SUBDIVISION IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO AN UNRECORDED PLAN PREPARED BY W.W. TURNER COMPANY, ENGINEERS, ON AUGUST 20, 1948, BUT NOT OF RECORD.

SAID LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING WITH A CONCRETE MONUMENT AT THE EAST END OF THE RETURN AT THE NORTHEAST CORNER OF THE INTERSECTION OF HICKERSON STREET AND KEETON AVENUE, AND THE PLAN OF SCENIC VIEW SUBDIVISION, AND RUNNING THENCE AROUND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 625' FOR A DISTANCE OF 87.8' TO A CONCRETE MONUMENT, SAID MONUMENT BEING LOCATED IN THE NORTHERLY MARGIN OF KEETON AVENUE, THENCE IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE NORTHERLY MARGIN OF KEETON AVENUE FOR A DISTANCE OF 186.8' TO A POINT IN THE CENTER OF AN EASEMENT FOR DRAINAGE DITCH AND THE POINT OF BEGINNING, AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 44 DEG. 25' EAST ALONG THE REAR LINE OF LOTS 26, 27, AND 28, AND ALONG THE CENTER LINE OF EASEMENT FOR DRAINAGE DITCH A DISTANCE OF 285.5' TO AN IRON PIN IN THE SOUTHERLY MARGIN OF NASHVILLE INDUSTRIAL CORPORATION PROPERTY; THENCE IN A SOUTHEASTERLY DIRECTION SOUTH 46 DEG. 15' EAST ALONG THE MARGIN OF SAID PROPERTY A DISTANCE OF 135.2' TO AN IRON PIN IN THE WESTERLY MARGIN OF LOT NO. 30; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE COMMON LINE BETWEEN LOTS 29 AND 30 FOR A DISTANCE OF 286.3' TO AN IRON PIN LOCATED IN THE NORTHERLY MARGIN OF KEETON AVENUE: THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY MARGIN OF KEETON AVENUE 137.4' TO A POINT IN THE CENTER OF DRAINAGE DITCH AND THE POINT OF BEGINNING.

Parcel ID Number: 04401001500

Property commonly known as: 333 Keeton Avenue, ~~Nashville,~~ TN 37138
Old Hickory

Tennessee Certification of Electronic Document

I, Angela Masisak, 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 June 22, 2024 (date of document).

Angela Masisak
Affiant Signature

6-30-2024
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 30 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

