Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1158563 DEEDQC
07/16/2024 12:57:09 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240716-0053450

CELESTE SCOTT CAUDILL, Successor Trustee
of the DARREL AND MELODY SCOTT LIVING TRUST

TO: QUITCLAIM DEED

BURNETT M. CAUDILL II and CELESTE S. CAUDILL, as Co-Trustees of the
MARSHALL AND CELESTE CAUDILL LIVING TRUST

THIS QUITCLAIM DEED OF REALTY, executed this 25th day of June, 2024, by and between CELESTE SCOTT CAUDILL, Successor Trustee of the DARREL AND MELODY SCOTT LIVING TRUST, dated April 22, 2020 ("Grantor"), and BURNETT M. CAUDILL II and CELESTE S. CAUDILL, as Co-Trustees of THE MARSHALL AND CELESTE CAUDILL LIVING TRUST, U/A dated June 18, 2024 ("Grantees"),

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's ***undivided one-half (50%) right, title and interest***, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Tract 1: Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Corinne Place, as of record in Book 332, Page 1, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 103 fronts 50 feet on the easterly margin of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.
>
> Tract 2: Land in Davidson County, Tennessee being Lot No 104 on the Map of Corinne Place, as of record in Book 332, Page 1, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 104 fronts 50 feet on the easterly margin of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to William R. Neal, Mary Lou Neal, Darrel Scott, and Melody Scott by Quitclaim Deed from Mary Lou Neal, Corporate Secretary for Professional Turf Supply of Tennessee, dated July 3, 2001, and recorded July 6, 2001, of record in Instrument 20010706-0072280, in the Register's Office for Davidson County, Tennessee. Darrel Scott predeceased Melody Scott on July 6, 2022, leaving her the surviving tenant by entirety.

William R. Neal conveyed his interest in said realty to Mary Lou Neal by Quitclaim Deed dated January 30, 2018, and recorded February 22, 2018, of record in Instrument No. 20180222-0016698, in the Register's Office for Davidson County, Tennessee, pursuant to the parties Marital Dissolution Agreement.

Melody Dee Scott (aka Melody Scott) died testate January 14, 2023, and by her Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 23P1055, the subject property was devised to the Darrel and Melody Scott Living Trust, dated April 22, 2020. Reference to the Order to Probate Will for Establishing Muniment of Title of record in Instrument No. 20230920-0073804, in the Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

CELESTE SCOTT CAUDILL, Successor Trustee of the DARREL AND MELODY SCOTT LIVING TRUST, dated April 22, 2020

STATE OF FLORIDA :
:
COUNTY OF MANATEE :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CELESTE SCOTT CAUDILL, Successor Trustee of the DARREL AND MELODY SCOTT LIVING TRUST, dated April 22, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of June, 2024.

My Commission Expires:

December 4, 25

Notary Public

Property Owners Name
And Mailing Address:

Burnett M. Caudill II and
Celeste S. Caudill, as Co-Trustees of the
Marshall and Celeste Caudill Living Trust
109 Edison Street
Nashville, TN 37211

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

109 Edison Street
Nashville, TN 37211

Map and Parcel No.:

105 16 0 105.00

STATE OF FLORIDA :
:
COUNTY OF MANATEE :

The actual consideration given for this conveyance is **$0.00.**

Affiant

Subscribed and sworn to before me this the 25th day of June, 2024.

Notary Public
My Commission Expires: December 4, 25