This instrument prepared by:
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Karen Johnson
Batch # 1181233
09/13/2024 08:22:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240913-0070588

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
John McCutchen, Jr. **2223A 24th Avenue North** **Nashville, TN 37208**	**Same as currently on file**

MAP AND PARCEL
081-02-2E-001.00-CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Caitlin McCutchen,** hereinafter referred to as the "GRANTOR", and **John McCutchen, Jr.,** hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **and further pursuant to a Final Order of Divorce entered by the Circuit Court of Madison County, Alabama under the style McCutchen, John A. v. McCutchen Caitlin R., Docket No. DR-2022-901051.00,** GRANTOR, does this day grant, sell and convey unto the said GRANTEE, his successors, heirs and assigns, all of Grantors' right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2223 A and C 24th Ave. N Residences of record as Instrument No. 20171026-0109743 and amended in Instrument No. 20190605-0053543 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Integrity First Development, Group, LLC, a Tennessee Limited Liability Company by Warranty deed from James Montgomery, Jr., a married man of record in Instrument No. 20161201-0126004 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 1, 2016. Also see Quitclaim of record in Instrument No. 20170516-0048480 recorded on May 16, 2017 for purposes of re-establishing original lot lines.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Integrity First Development, Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170719-0072670 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 19, 2017.

BEING the same property conveyed to John McCutchen, Jr. and Caitlin McCutchen, Husband and Wife, by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company, dated September 3, 2019, and recorded on September 5, 2019, as Instrument # 20190905-0089881, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all other easements, plats, restrictions, covenants, limitations, encumbrances and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS IS IMPROVED PROPERTY KNOWN AS: 2223A 24th Ave. N., Nashville, TN 37208.

IN WITNESS WHEREOF, the undersigned has hereunto set their hand on this the 31st day of August, 2024.

Caitlin R. McCutchen
CAITLIN McCUTCHEN

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAITLIN McCUTCHEN,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein, and acknowledged that such person executed the same as her free act and deed.

Witness my hand and official seal this 31st day of August, 2024.

Bastie Brantley
NOTARY PUBLIC

My Commission Expires: 3/18/2028

BASTIAN BRANTLEY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. MARCH 18, 2028
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

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

Caitlin R. McCutchen
AFFIANT

BASTIAN BRANTLEY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. MARCH 18, 2028
WILLIAMSON COUNTY

SWORN TO AND SUBSCRIBED before me this 31st day of August, 2024.

Bastie Brantley
NOTARY PUBLIC

My Commission Expires: 3/18/2028