This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1182227 DEEDQC
09/16/2024 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071420

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Demarcus L. Capehart** ("Grantor"), unmarried, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Demarcus L. Capehart and Mary B. Capehart, as joint tenants with right of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

**TRACT I:**

**Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Enchanted Hills, Section III, as of record in Book 4697, Page 540, in the Register's Office for said County. Said Lot No. 132 fronts 130.00 feet on the westerly margin of Enchanted Circle and runs back between lines, the northerly line being 357.9 feet and the southerly line, a broken line being 36165 feet to a line in the rear measuring 144.00 feet thereon.**

**TRACT II:**

**A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:**

**With the westerly line of Lot No. 132 with a curve to the left (radius 5,669.6 feet) southeastwardly a distance of 144.00 feet to an iron pin set and having a chord bearing and distance of S1 degrees, 47'57"E, 144.00 feet; thence, S 53 degrees, 13'21"W, 72.94 feet to an iron pin set in the center of Parcel 71; thence, with the center of Parcel 71 with a curve to the right (radius 5,729.6 feet) northwestwardly a distance of 191.59 feet to an iron pin set and having a chord bearing and distance of N1 degrees, 50'44"W, 191.583 feet; thence, with an extension of the common line between Lots 132 and 133, S86 degrees 17'41"E, 60.20 feet to the point of beginning and containing 10,100 square feet.**

**Being the same property conveyed to Demarcus L. Capehart, by virtue of that certain Warranty Deed dated June 15, 2023, and being of record at Instrument No. 20230710-0052619 and Scrivener's Affidavit at Instrument No. 20231005-0078615 in the Register's Office of Davidson County, Tennessee.**

**For information purposes only: 4349 Enchanted Circle, Nashville, TN, 37218**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I have executed this instrument the 11th day of **September, 2024.**

**Demarcus L. Capehart**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Demarcus L. Capehart**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **September, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 11th day of **September, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **4349 Enchanted Circle**
**Nashville, TN 37218**

TAX PARCEL NO.: **06902006600**

PROPERTY OWNER: **Demarcus L. Capehart and Mary B. Capehart**
OWNER'S ADDRESS: **4349 Enchanted Circle**
**Nashville, TN 37218**

MAIL TAX BILLS TO: **Demarcus L. Capehart and Mary B. Capehart**
OWNER'S ADDRESS: **4349 Enchanted Circle**
**Nashville, TN 37218**

## Certificate of Authenticity

I, Holly A Mason, 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 9/11/24.

Affiant Signature

9/16/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON