Karen Johnson
Batch # 1194264
10/16/2024 03:24:45 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241016-0080332

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
James Wyatt Caden, Jr. 3633 West End Avenue Nashville, Tennessee 37205	James Wyatt Caden, Jr. 3633 West End Avenue Nashville, Tennessee 37205	104 09 0M 003.00 104 09 0M 004.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(v), Tennessee Code Annotated.

FOR GOOD AND VALUABLE CONSIDERATION and in accordance with the terms and conditions of the Divorce Decree and Martial Dissolution Agreement in that certain case styled Georgana Vonde Caden v. James Wyatt Caden, Jr., Docket No. 22D-916, Third Circuit Court for Davidson County, Tennessee, **Vonde Caden**, by these presents does hereby quitclaim and convey unto **James Wyatt Caden, Jr.**, his successors, heirs and assigns, all of her right, title and interest in and to the following described parcels of land situated in Davidson County, Tennessee:

Parcel I - 3633 West End Avenue, Nashville, TN 37205 - Map & Parcel 104090M00300CO

Land in Davidson County, Tennessee, being Unit No. 3 of The Craighead, a Condominium as established in Master Deed establishing The Craighead, a condominium, or record in Book 11394, Page 215, as amended in Instrument No. 200007210072243, Instrument No. 20021011-0125510 and Instrument No. 20170623-0063416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said Unit.

Parcel II - 3635 West End Avenue, Nashville, Tennessee 37205 - Map & Parcel 104090M00400CO

Land in Davidson County, Tennessee, being Unit No. 4 of The Craighead, a Condominium as established in Master Deed establishing The Craighead, a condominium, or record in Book 11394, Page 215, as amended in Instrument No. 200007210072243, Instrument No. 20021011-0125510 and Instrument No. 20170623-0063416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to Jim Caden and Vonde Caden, husband and wife, by Warranty Deed from Carolyn N. Killen, unmarried, of record as Instrument Number 20201210-0144358, Register's Office for Davidson County, Tennessee, dated December 3, 2020 and recorded on December 10, 2020.

This is improved property, known as 3633 and 3635 West End Avenue, Nashville, Tennessee 37205.

WITNESS my hand this 16th day of October, 2024.

VONDE CADEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Vonde Caden**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26