THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2024.

Notary Public

My Commission Expires: 11-8-27

Karen Johnson
Batch # 1202249
11/06/2024 09:33:57 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241106-0086168

BRITTNEY WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas Cousins Sellers, Jr. and Casey Black Sellers 1019 Caldwell Avenue Nashville, TN 37204	New Owner	105 09 3B 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Douglas C. Sellers, Jr., and Casey Elizabeth Black, n/k/a Casey Black Sellers, joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Douglas Cousins Sellers, Jr. and Casey Black Sellers, husband and wife,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee being Unit A on the Plan of 1019 CALDWELL TOWNHOMES, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444 to which Plan reference is made for a more complete description.

Being the same property conveyed to Douglas C. Sellers, Jr., and Casey Elizabeth Black, joint tenants with rights of survivorship, by Warranty Deed from Gloria Choi and Alejandro Molnar, wife and husband, of record in Instrument No. 20210923-0128034, in the Register's Office of Davidson County, Tennessee, dated September 03, 2021, and recorded on September 23, 2011.

Douglas C. Sellers, Jr. being one in the same as Douglas Cousins Sellers, Jr. and Casey Elizabeth Black being one in the same as Casey Black Sellers.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October 2024.

Douglas C. Sellers, Jr.

Casey Black Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Douglas C. Sellers, Jr., and Casey Black Sellers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of October 2024.

Notary Public
My Commission Expires:

