This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1217742 DEEDQC
12/18/2024 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241218-0098287

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Helen Sue Caudill 1407 Forest Avenue Nashville, TN 37206	Same	083 09 0 370.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Kathy L. Caudill** and **Jerri L. Jennings**, a married couple, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Helen Sue Caudill**, and her successors, heirs and assigns. The real estate is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 48, on the Subdivision of Lindsley Tract, a plan of which is recorded in Book 57, Page 66 (plat book and page erroneously shown as Book 4774, Page 57 and Book 774, Page 57 in former deeds), in the Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the north side of Forest Avenue and runs back parallel lines 150 feet to an alley.

BEING the same property conveyed to Kathy L. Caudill and Jerri L. Jennings by Quitclaim Deed from Helen Sue Caudill of record in Instrument No. 20240411-0025791, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as **1407 Forest Avenue, Nashville, TN 37206**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $ -0-.

Subscribed and sworn to before me this the 18th day of December, 2024.

Affiant

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of December, 2024.

Kathy L. Caudill, Grantor

Jerri L. Jennings, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathy L. Caudill** and **Jerri L. Jennings**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of December, 2024.

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 December 18, 2024.

Date: 12/18/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 18, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027