Prepared by:

Rhonda R. (Crabtree) Meyers
150 South Main Street
Ashland City, Tennessee 37015

Karen Johnson Davidson County
Batch # 1222813 DEEDQC
01/02/2025 01:52:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250102-0000294

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)
THE ACTUAL CONSIDERATION FOR THEIS TRANSFER IS $-0-.

Anne Fentress

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF Sept, 2024.

Michelle L Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/8/26

MICHELLE L HOWELL STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Anne Fentress 1015 B Caldwell Ave. Nashville, TN 37204	Anne Fentress 1503 Clayton Ave. Nashville, TN 37212	Map and Parcel Number 105-09-4H-002.00-CO

QUITCLAIM DEED

For and in consideration of the sum of ZERO AND NO/100 DOLLARS ($0.00) cash in hand paid, and other good and valuable consideration, I, **Rita Lane Fentress** do hereby quitclaim and convey unto **Anne Fentress**, the following described property:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1015 Caldwell Avenue of record as Instument No. 20160914-0096758 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 the same property conveyed to Thomas M. Mitchell and Joan S. Mitchell, husband and wife by Warranty deed from Magness Group, Inc., a Tennessee Corporation of record in Istument No 20170418-0037356 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017. (Value of consideration shown in aforementioned deed $642,268.67.)

Being the same property conveyed to Anne Fentress and Rita Fentress, by Warranty Deed from Anne Fentress and Rita Fentress of record in Deed Book & Page 20210312-0032814 Register's Office for Davidson County, Tennessee dated March 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or

zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resorce of title shown above.

This is improved property known as: 1015 B Caldwell Avenue, Nashville, TN 37204

IN WITNESS WHEREOF, we have hereunto set our hands this the 16th day of Sept., 2024.

Rita Lane Fentress

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn and subscribed before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rita Lane Fentress,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 16th day of Sept., 2024.

MICHELLE L HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC

My commission Expires: 7/8/28

Anne Fentress

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn and subscribed before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Anne Fentress,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 16th day of Sept., 2024.

My commission Expires: 7/8/28

NOTARY PUBLIC

MICHELLE LAMOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY