AFTER RECORDING RETURN TO:
Caleb Allan Garrett
7129 Old Hickory Boulevard
Nashville, TN 37189
File No. H-262290-SFB

Karen Johnson Davidson County
Batch# 1232972 DEEDQC
02/03/2025 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250203-0007983

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 040 00 0 015.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 24 day of January, 2025, by and between **Caleb Allan Garrett who erroneously acquired title as Caleb Allen Garrett, unmarried,** residing at 7129 Old Hickory Boulevard, Nashville, TN 37189, hereinafter referred to as Grantor(s) and **Caleb Allan Garrett, unmarried,** residing at 7129 Old Hickory Boulevard, Nashville, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 7129 Old Hickory Boulevard, Nashville, TN 37189

Being the same property conveyed to the Grantor(s) in a Deed recorded on 8/12/2010 under Instrument No. 20100812-0063827 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Caleb Allan Garrett who erroneously acquired title as Caleb Allen Garrett

Caleb Allan Garrett who erroneously acquired title as Caleb Allen Garrett

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Caleb Allan Garrett who erroneously acquired title as Caleb Allen Garrett, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Whites Creek TN, this 24 day of January, 2025.

Notary Public

My Commission expires: 07/03/28

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Caleb Allan Garrett

STATE OF TN
COUNTY OF Davidson

Subscribed ~~and sworn to~~ before me this 24 day of January, 2025

Notary Public
My Commission Expires: 07/03/28

Name and address for person(s) responsible for taxes:

Caleb Allan Garrett
7129 Old Hickory Boulevard
Nashville, TN 37189

Name and address of property owner:

Caleb Allan Garrett
7129 Old Hickory Boulevard
Nashville, TN 37189



Tennessee Certification of Electronic Document

I, Alexis Abrams, 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 1/24/2025 (date of document).

alexis abrams

Affiant Signature

2/3/25

Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 3 day of February, 2025.

Notary Public
My Commission Expires: 12/15/26

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO MORTGAGE LOAN INSPECTION MADE BY JOHN KOHL & COMPANY, P.C. DATED OCTOBER 1, 1987, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE SOUTHEAST CORNER OF FUELTEC SUBDIVISION, AS OF RECORD IN BOOK 5190, PAGE 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE, WITH THE EAST LINE OF SAID SUBDIVISION NORTH 3 DEG. 25' 05" WEST, 222.13 FEET TO A POINT, THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE, WITH THE NORTH LINE OF SAID SUBDIVISION SOUTH 86 DEG. 34° 55" WEST 200.00 FEET TO A POINT IN THE EAST MARGIN OF WHITES CREEK PIKE, THENCE, WITH THE EAST MARGIN OF WHITES CREEK PIKE NORTH 9 DEG. WEST, 310 FEET TO A POINT, THE SOUTHWEST CORNER OF THE CHURCH LOT (MAP 40, PARCEL 13); THENCE, NORTH 81 DEG. EAST 138 FEET; THENCE, NORTH 9 DEG. WEST 117 FEET; THENCE, NORTH 81 DEG. EAST, 109 FEET TO A POINT IN THE WEST LINE OF PROPERTY CONVEYED TO CHARLES A. MOWERY AND WIFE, LINDA C. MOWERY, BY DEED OF RECORD IN BOOK 4327, PAGE 346, SAID REGISTER'S OFFICE; THENCE, SOUTH 41 DEG. 30° EAST, 630 FEET TO A POINT IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID NORTH MARGIN OF OLD HICKORY BOULEVARD AND WITH A CURVE TO THE RIGHT, A DISTANCE OF 457.4 FEET TO THE POINT OF BEGINNING.

TRACT II

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WHITES CREEK PIKE, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIAM MARLIN KEEL AND WIFE, DONNA L. KEEL, BY DEED OF RECORD IN BOOK 7372, PAGE 67 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE, WITH THE EASTERLY MARGIN OF WHITES CREEK PIKE, NORTHERLY 117 FEET TO A POINT;

THENCE EASTERLY 210 FEET TO A POINT;

THENCE SOUTHERLY 117 FEET TO A POINT;

THENCE WESTERLY 210 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel ID: 040 00 0 015.00

Property commonly known as: 7129 Old Hickory Boulevard, Nashville, TN 37189