Karen Johnson
Batch # 1234353
02/05/2025 01 34 15 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250205-0008825

RECORDING REQUESTED BY:
Lee Caldwell

INSTRUMENT PREPARED BY:
Lee Caldwell
2225 S. Danville Ste 3
Abilene, Texas 79605

(Above reserved for official use only)

RETURN DEED TO:
Cliff Caldwell
2225 S. Danville Ste 3
Abilene, Texas, 79605

SEND TAX STATEMENTS TO:
AMCM Brothers Properties LP
Attn: Cliff Caldwell
2225 S. Danville Ste 3
Abilene, Texas, 79605

Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of April 10, 2024, by and between the **"Grantor,"**

Henry Lee Caldwell, a married individual residing at 1441 Tanglewood Rd., Abilene, Texas 79605

AND the **"Grantee,"**

AMCM Brothers Properties LP, a business, having a mailing address at 2225 S. Danville Ste 3, Abilene, Texas 79605 and represented by its authorized agent, Cliff Caldwell

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1 00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns

forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Properties"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson County, Tennessee, subject to any restrictions herein

Property Address: (1) 1301 Pillow Street, Nashville, Tennessee 37203

(2) 421 Humphreys St Nashville, Tennessee 37203

(3) 423 Humphreys St Nashville, Tennessee 37203

(4) 425 Humphreys St Nashville, Tennessee 37203

Legal descriptions attached separately.

Vesting Information / Property Interest: Grantee receives the Properties in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

State of Texas
County of Taylor

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this the 30th day of January 2025.

Notary Public

My commission expires:
April 27, 2026

TRACY ANN BROWN
Notary ID #124578126
My Commission Expires
April 27, 2026

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on April 10, 2024.

Grantor (or authorized agent)

x/ Lee Caldwell

Print Name: Lee Caldwell

Spousal Acknowledgment:
I, Lee Caldwell, as agent (pursuant to the Statutory Power of Attorney dated November 13, 2019) for Ruth M. Caldwell, spouse, residing at 1441 Tanglewood Rd Abilene, Tx. 79605., acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ Lee Caldwell

NOTARY ACKNOWLEDGMENT
TEXAS
COUNTY OF TAYLOR

On April 10, 2024 before me, Tracy Brown, personally appeared **Lee Caldwell and Lee Caldwell with POA for Ruth M. Caldwell**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires. 04-27-2026

Tracy A Brown

Notary Public, Texas

NOTARY PUBLIC STATE OF TEXAS
TRACY ANN BROWN
Notary ID #124578126
My Commission Expires
April 27, 2026

LEGAL DESCRIPTIONS

Tract 1:

LAND in Davidson County, Tennessee, being the North 110 feet of the East part of Block "E" on the Plan of Hagan and Merritt's Lands, as of record in Book **"N",** Page 241, County Court for Davidson County, Tennessee

SAID part of said Block fronts 110 feet on the West side of Pillow Street and runs back between parallel lines, along the South margin of an alley, 191 feet to another alley in the rear

Tract 2·

LAND in Davidson County, Tennessee, being the East 16 2/3 feet of Lot No. 54 and West 16 2/3 feet of Lot No 55 on the Map of Humphrey-Houston and Martin's Addition, of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 33 1/3 feet on the southerly side of Humphreys Street and run back between parallel lines, 150 feet to an alley in the rear

Tract 3

LAND in Davidson County, Tennessee, being the West 33 1/3 feet of Lot No. 54 on the Map of Humphrey-Houston & Martin's Addition, of record in Book 36, page 117, Register's Office for Davidson County, Tennessee

SAID part of said lot fronts 33 1/3 feet on the southerly side of Humphreys Street and runs back between parallel lines, along the easterly margin of Pillow Street, 150 feet to an alley in the rear.

Tract 4·

LAND in Davidson County, Tennessee, being Lot No. 53 in Humphreys, Houston and Martin's Addition to Nashville, of record in Book 36, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No 53 fronts 50 feet on the southerly side of Humphrey Street and runs back between parallel lines, with the westerly margin of Pillow Street, 150 feet to an alley

Being the same properties conveyed to Lee Caldwell, by Warranty Deed, from Cliff's Cabinet Company and John L Combs, of record in Instrument No 20030519-0067505, Register's Office for Davidson County, Tennessee Lee Caldwell being A/K/A Henry Lee Caldwell