Karen Johnson Davidson County
Batch# 1257558 DEEDQC
04/08/2025 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026765

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(D).

Affiant

Sworn to and subscribed before me this April 8, 2025.

Notary Public Comm Exp: _____

THOMAS K WHITE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JACQUELINE ANN WHITE, Trustee		
JACQUELINE WHITE REVOCABLE TRUST dated April 8, 2025	SAME AS NEW OWNER	10509044600
1008 Caldwell Avenue		
Nashville, TN 37204		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JACQUELINE ANN WHITE, a single woman (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to JACQUELINE ANN WHITE, Trustee of JACQUELINE WHITE REVOCABLE TRUST dated April 8, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Resubdivision of part of Lot No. 39, Waverly Place, of record in Plat Book 3842, Page 234, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the property.
>
> Being the same property conveyed to JACQUELINE ANN WHITE, a single woman, by RUSSELL F. DUNN and wife, DONNA H. DUNN, by Warranty Deed of record in Instrument Number 20181106-0109907, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 1008 Caldwell Avenue, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on April 8, 2025.

JACQUELINE ANN WHITE

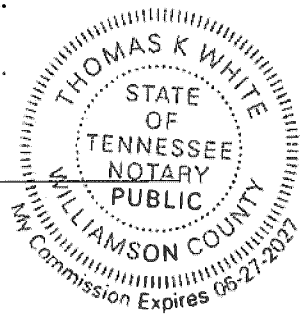
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JACQUELINE ANN WHITE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 8, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 April 8, 2025.

THOMAS K. WHITE — Date: 4/8/25

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this April 8, 2025.

Notary Public

My Commission Expires: _____

