Karen Johnson Davidson County
Batch# 1291665 DEEDQC
06/30/2025 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051211

QUITCLAIM DEED

Notarized online using audio-video communication

Sydney Gleaves
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/04/2027

AJ-QCD-25-780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Andrew Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2025.

Sydney Gleaves
Notary Public

MY COMMISSION EXPIRES: 01/04/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Caldwell	**Same as New Owner**	**132-03-0-004.00**
(NAME)	(NAME)	
780 Norwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANDREW CALDWELL AND MARY BETH CALDWELL ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ANDREW CALDWELL ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A CERTAIN TRACT OR PARCEL OF LAND, KNOWN AS LOT NO. 5 OF MRS. W. G. KENNON'S SUBDIVISION, PART OF 36 3/10 ACRE TRACT JOHN THOMPSON ESTATE, OF RECORD IN BOOK 1130, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF NORWOOD DRIVE, FORMERLY WEST NORWOOD DRIVE, AT THE SOUTHEAST CORNER OF LOT NO, 4 OF SAID SUBDIVISION AND PROCEEDING NORTH 8 DEGREES 3 MINUTES WEST 360 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT NO, 4 TO A POINT; THENCE NORTH 81 DEGREES 34 MINUTES EAST 360 FEET TO A POINT; THENCE SOUTH 9 DEGREES EAST 375 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID NORWOOD DRIVE; THENCE 368 1/2 FEET ALONG THE CURVE IN THE NORTHERLY MARGIN OF SAID NORWOOD DRIVE TO THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANDREW CALDWELL AND WIFE, MARY BETH CALDWELL, BY WARRANTY DEED, FROM CAROL K. DICK AND HUSBAND WILLIAM W. DICK, III, OF RECORD IN INSTRUMENT NO. 20080819-0085204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANDREW CALDWELL AND MARY BETH CALDWELL HAVING BEEN DIVORCED PER THE TERMS OF THE FINAL DECREE OF DIVORCE IN CASE NUMBER 23D-114, 3RD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, MARY BETH CALDWELL HEREBY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST, WHETHER MARITAL OR OTHERWISE, SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **780 Norwood Drive, Nashville, TN 37204.**

Witness our hands this the 30th day of June, 2025.

Andrew Caldwell
ANDREW CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW CALDWELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2025.

Sydney Gleaves
Notary Public

My Commission Expires: 01/04/2027

Notarized online using audio-video communication



Mary Beth Caldwell
MARY BETH CALDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY BETH CALDWELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2025.

Notary Public

My Commission Expires: 11/08/2028



Certificate of Authenticity

I, Briana Grace, 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 5/23/25 & 6/30/25 (date of document).

Briana Grace

Affiant Signature

Date 6/30/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2025.

April Bennett

Notary's Signature

MY COMMISSION EXPIRES: 7/6/26

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY