Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tanya L. Capeling and Curtis J. Capeling, Co-Trustees 1006 Acklen Ave. Nashville, TN 37203	**105 09 0 323.00**	**Tanya L. Capeling and Curtis J. Capeling, Co-Trustees 1004 Acklen Ave. Nashville, TN 37203**
This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN 3		

Karen Johnson
Batch # 1295658
07/10/2025 08:56:03 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250710-0054227

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Curtis Capeling and Tanya Capeling, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Tanya L. Capeling and Curtis J. Capeling, Co-Trustees of the Capeling Family Revocable Trust dated July 7, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1006 Acklen Ave., Nashville, TN 37203**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 7th day of July, 2025.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 7th day of July, 2025.

CURTIS CAPELING

TANYA CAPELING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7th day of July, 2025.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the easterly 40.87 feet of Lot No. 4, on the Plan of Harris and Eve's Lot No. 19 Subdivision, of Jones & Dudley's Addition to Waverly Place, of record in Book 332, page 114, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 40.87 feet on the northerly side of Acklen Avenue (formerly Prospect Avenue) and extends back 150 feet between parallel lines to an alley in the rear.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 332, Page 114, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Curtis Capeling and Tanya Capeling, husband and wife (as tenants by the entirety) from Willie J. Strain, married, by warranty deed filed for record on May 30, 2025, Instrument Number 20250530-0042840, as of record in the Register's Office for Davidson County, Tennessee.