THIS INSTRUMENT WAS PREPARED BY
Lamar Moore, Attorney at Law
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO
TARIKA CALDWELL REVOCABLE LIVING TRUST
5012 SINGING HILLS DR
ANTIOCH, TN 37013

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To	Map & Parcel Number:
Tarika Caldwell Revocable Living Trust 5012 Singing Hills Dr Antioch, TN 37013	Same as Grantee	Parcel # 176 05 0B 114 00

This Quitclaim Deed (the "Deed") is made effective this 18 day of August, 2025 (the "Effective Date"), between Tanka R Caldwell, an unmarried woman (the "Grantors"), and **the Tarika Caldwell Revocable Living Trust dated August 18, 2025, and any amendment thereto, Tarika Caldwell, Trustee, or any successors in interest (the "Grantee")**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10 00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows

Land in Davidson County, Tennessee, being Lot 212, Section C, Hickory Woods Estates, as shown on plat of record in Plat Book 6900, Page 885-887, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Nancy K Cheek, an unmarried woman by Warranty Deed from Claude C Roach dated December 27, 2013 and recorded January 06, 2014 as Instrument No 201401060001393, in said Register's Office for Davidson County, Tennessee

Being the same property conveyed to Tanka R Caldwell, unmarried woman by warranty deed in **Deed Book 20160428, at Page 0041605,** Register's Office for Davidson County, Tennessee

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This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record

This property is known as **5012 Singing Hills Dr, Antioch, TN 37013.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20160428, at Page 0041605.**

Witness my hand this 18 day of August, 2025

Tanka R Caldwell
Grantor Signature - Tanka R Caldwell

Karen Johnson Davidson County
Batch # 1311294 **DEEDQC**
08/18/2025 10 55 59 AM 1 pg
Fees $12 00 Taxes $0 00

20250818-0065612

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Tanka Caldwell, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein Witness my hand and official seal hereto affixed on this 18 day of August, 2025

Notary Public _____
My Commission Expires 10/25/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

_____
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 18 day of August, 2025

Notary Public _____ My Commission Expires 10/25/28

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY