Karen Johnson
Batch # 1355827
12/09/2025 12 43 47 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251209-0097929

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Sworn to and subscribed before me
This 3 day of November, 2025

NOTARY PUBLIC

My Commission Expires: 7-6-26

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO
Otto Fisher Caldwell 4217 Grandville Blvd. Nashville, TN 37209	Same as New Owner	Map 32-15 Parcel 55

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Gloria Ann Caldwell ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Otto Fisher Caldwell (Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being described as follows, to-wit:

BEING Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 5, Section I, of Grande Villa Subdivision, of record in Book 4675, Page 30, as amended by surveyors' certificate of record in Book 4910, page 83, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Otto Fisher Caldwell and wife, Gloria Ann Caldwell, by Warranty Deed from Savitri Smith, dated June 20, 1986, of record in Identifier Reference 12805 in the Register's Office for Davidson County, Tennessee, recorded on the 20th day of June, 1986. Book 6893 Page 636

Said Property is conveyed subject to the following:

The Restrictive Covenants and easements of record in Deed Book 4750, page 533, Register's Office of Davidson County, Tennessee.

Matters set forth on the Plat of Section I of Grande Villa Subdivision of record in Book 4675, page 30, as amended by surveyor's certificate of record in Book 4910, page 83, Register's Office for Davidson County, Tennessee

TVA power line easement of record in Book 3862, page 332, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to other such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made by the grantor herein to convey any and all marital interest she may possess in the property pursuant to a divorce decree of record in the Circuit Court for Davidson County, Tennessee, Case No. 25D-387.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **4217 Grandville Blvd., Nashville, Tennessee 37209.**

IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 3rd day of November, 2025.

Gloria Ann Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Gloria Ann Caldwell, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 3rd day of November, 2025.

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

NOTARY PUBLIC

My Commission Expires: 7.6.26