BILL GARRETT, Davidson County
Trans:T20090057525 DEEDQC
Recvd: 08/21/09 15:54 2 pgs
Fees:12.00 Taxes:0.00
20090821-0079045

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

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Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon
McCann , Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Beverly Carter
AFFIANT

Subscribed and sworn to before me this 13th day of August 2009.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B T Hodge
NOTARY PUBLIC
My Commission Expires: My Commission Expires October 10, 2009

ADDRESS OF NEW OWNER:
Charles Carter and Jeffrey Newlin
7213 Sugar Maple Dr.
Fairview, TN 36062

SEND TAX BILLS TO:
New Owner

Map/Parcel 059-12-0-020.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Beverly Carter,** Grantor, hereby quitclaims and conveys any and all of her undivided marital rights, title and interest to the hereinafter described property to **Charles G. Carter,** Grantee. Said property conveyed herein is described as follows:

Land situated and being located in Davidson County, Tennessee, described as follows:

Being Lot No. 47 on the plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles G. Carter, a married man and Jeffrey E. Newlin, a married man, by Warranty Deed from Noble Properties, Inc., dated October 25, 2007, of record in Instrument Number 20071029-0127312, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights for public utilities applicable to this property.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

Property known as improved property 2548 Highland Trace, Nashville, TN 37207

IN WITNESS WHEREOF, the said party hereto has hereunto set her signatures on this the 13 day of August, 2009.

Beverly Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Beverly Carter**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 13th day of August, 2009.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 10, 2009

bth