Bill Garrett Davidson County
Batch# 62308 DEEDQC
02/26/2018 10:19:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180226-0017694

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Andrew T. Carter, Trustee	NEW OWNER	108-16-0-A
5182 Winona Court		006.00-CO
Oceanside, CA 92057		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Heidi Marie Carter and Andy Carter, wife and husband, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Andrew T. Carter and Heidi M. Carter, Co-Trustees of the Andrew and Heidi Carter Trust**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heidi Marie Carter and Andy Carter, wife and husband, by warranty deed from Colin D. Peterson and Amanda J. Burgess, now known as Amanda J. Peterson, dated June 28, 2016, recorded June 29, 2016 in Instrument No. 20160629-0066368 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1620 Timber Run, Nashville, TN 37214.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 16th day of February, 2018.

Heidi Marie Carter

Heidi Marie Carter

Andy Carter

Andy Carter

NOTARY ACKNOWLEDGEMENT FOR STATE OF CALIFORNIA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On February 16th, 2018 before me, Julie Murray notary public
(insert name and title of the officer)

Personally appeared Heidi Marie Carter and Andy Carter, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie

(Seal)

JULIE MURRAY
Notary Public - California
San Diego County
Commission # 2150793
My Comm. Expires May 25, 2020

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 16 day of February, 2018.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 22nd day of February, 2018.

Notary Public

My commission expires:

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020