Bill Garrett Davidson County
Batch# 76425 DEEDQC
04/04/2018 04:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180404-0031837

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Carter Realty Investments** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Christopher H. Carter,** Individual (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land lying in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pin in the Easterly right-of-way Neelys Bend Road, and being the Northwesterly point of a tract owned by Stephen Compton as of record in Instrument No. 20151029-0110308 RODC, TN; thence with road, North 08 degrees 07' 49" West, 27.34 feet to a point, in the line of Nell Conner Shellhorn as of record in Instrument No. 20111229-0101726 RODC, TN; thence leaving Neely's Bend Road, North 70 degrees 11' 09 East 389.92 feet to an iron pin old; thence; North 09 degrees 33' 23" West, 183.92 feet to an iron pin old; thence North 70 degrees 11' 09" East, 36.52 feet to an iron pin, common corner of Lot #1 on a plat of Harvey T. Conner Property as of record in Instrument No. 20011219-0014004 RODC, TN; thence South 22 degrees 06' 39 East, 195.30 feet to an iron pin; thence South 68 degrees 39' 21" West, 472.05 feet to the point of beginning containing 0.455 acres according to a survey made by Tommy E. Walker RLS No. 1465.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20171116-0118024** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 3 day of **April, 2018.**

Carter Realty Investments

Christopher H Carter, Partner
By Christopher H Carter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Christopher H Carter, Partner,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Partner** of **Carter Realty Investments,** the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 3 day of **April, 2018.**

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/19

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 3 day of **April, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS:	**1955 Neelys Bend** **Madison, TN 37115**
TAX PARCEL NO.:	**07400009200**
PROPERTY OWNER: OWNER'S ADDRESS:	**Christopher H. Carter** **Po Box 1633** **Mt. Juliet, TN 37121**
MAIL TAX BILLS TO:	**Christopher H. Carter** **Po Box 1633** **Mt. Juliet, TN 37121**

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019