Bill Garrett Davidson County
Batch# 112868 DEEDQC
07/05/2018 02:29:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180705-0065262

This instrument prepared by
Fred W. Beesley, Jr.
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Nashville, TN 37205-2518
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Send Tax Notice to Grantee:
Tracy R. Carter
1190 Trianon Drive
Fairbanks, AK 99712

Grantor:
Barbara T. Carter
825 Horner Avenue
Nashville, TN 37204

STATE OF ALASKA
COUNTY OF Fairbanks North Star Borough

The actual consideration or value, whichever is greater, for this transaction for real property is $0 (ZERO).

Tracy R. Carter
Grantee

Subscribed and sworn to before me, this the 13th day of the month of April, 2018.

Notary Public

My commission expires: 02/05/2022

ARIEL NOWELL NOTARY PUBLIC

QUITCLAIM DEED

TO 825 HORNER AVENUE PROPERTY

For love and affection and no other consideration of any sort, Barbara T. Carter, hereinafter called "Grantor" has made a gift, and by these presents does transfer and convey unto her daughter Tracy R. Carter, hereinafter called "Grantee," her heirs, executors and assigns, a certain improved tract or parcel of land in Nashville, Davidson County, TN known as 825 Horner Avenue, Nashville, TN 37204, and shown at Map 118-2, Parcel 149 in the Davidson County Tax Mapping System. It is more completely described as:

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Kirkwood Heights, as of record in Book 1130, page 13, Register's Office for Davidson County,

Tennessee (RODC-TN).

Said Lot No. 55 fronts 60 feet on the southerly side of Horner Avenue, and runs back between parallel lines, 157 feet to a dead line.

Being the same property conveyed to H. E. Howse, Jr., and wife, Thelma H. Howse, by deed from Home Mortgage Company, as of record in Book 1142, page 234, RODC-TN.

Being the same property conveyed to Robert Lewis Carter and wife, Barbara T. Carter, by deed from H. E. Howse and wife, Thelma H. Howse, as of record in Book 4065, page 823.

This conveyance is made subject to restrictions, easement and set-back lines of record and to the lien for taxes for the current year which are assumed and will be paid by the Grantee.

ROBERT T. CARTER DIED APPROXIMATELY NINE (9) YEARS AGO, MAKING HIS WIFE, BARBARA T. CARTER, GRANTOR, THE SOLE OWNER OF THIS PROPERTY.

Granted
~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her executors, successors, agents and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Pursuant to TCA 66-24-121, there is no change to the legal description of this real property not contained in the recorded deeds referenced above, therefore a new boundary survey was not made at the time of this conveyance.

Witness my hand at Nashville, in the State of Tennessee, this 27 day of ~~February~~ March, 2018.

Barbara T. Carter
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Barbara T. Carter, the Grantor, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 27 day of ~~February~~ March, 2018.

Notary Public

My Commission Expires
July 5, 2021

My Commission Expires:_____

MELODY HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DeedQuitclaimCarter18.215