Bill Garrett Davidson County
Batch# 112868 DEEDQC
07/05/2018 02:29:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180705-0065263

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 Fairbanns 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: 02/08/2022

ARIEL NOWELL NOTARY PUBLIC

QUITCLAIM DEED

TO A CORNER PROPERTY, KNOWN VARIOUSLY AS

2300 HAMMOND DRIVE OR 1515 23RD AVENUE NORTH

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 variously as 2300 Hammond Drive or 1515 23rd Avenue North, Nashville, Davidson County, TN, and shown at Map and Parcel 081-14-120 in the Davidson County Tax Mapping System. It is more completely described as:

Land in Davidson County, Tennessee, being Lot No. 57 on the Revised Plan of FISK Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee (RODC-TN), and being described as follows: BEGINNING at a point in the westerly margin of 23rd Avenue North at the common corner of Lots No. 57 and 58; thence with the line between said lots westerly 97 feet to a point at the corner of Lot No. 56 on said Plan; thence with the line between Lots No. 56 and 57,southerly 75 feet to a point in the northerly margin of Hammond Drive; thence with the margin of said Drive, easterly 77 feet to a monument; thence around a curve northwesterly 31.4 feet to another monument in the westerly margin of 23rd Avenue North; thence with the said Avenue northerly 55 feet to the point of beginning.

And being the same property conveyed to John William Humphrey and wife, Margaret B. Humphrey, by Deed from Ajax Development Company of record in Book 2603, page 293, RODC-TN. The said John William Humphrey having since died.

And being the same property conveyed to Robert L. Carter and wife, Barbara T. Carter, by Deed from Margaret B. Humphrey (Butler), of record in Book 6325, page 555, RODC-TN.

This being a corner property is known as 2300 Hammond Drive, or 151 23rd Avenue North, Nashville, Davidson County, TN.

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 the month of 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: My Commission Expires July 5, 2021

MELODY HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DeedQuitclaimCarter18.215