Karen Y Johnson Davidson County
Batch# 154359 DEEDQC
10/26/2018 11:57:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181026-0106285

This Instrument Prepared By:
Foundation Title and Escrow Series, LLC
450 Saint Andrews Drive
Ste C
Murfreesboro, TN 37128

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Rebecca Charlton P.O. Box 187 Bell Buckle, TN 37020	New Owner	10816002300

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, 3rd Times a Charm LLC, A Tennessee Limited Liability Company, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Rebecca Charlton, GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee being all of Lot No. 23A, on the plan of Zone Lot Division of Lot 21, 22, 23, 35 and 38 of Section 1 of Percy Priest Woods, of record in Plat Book 5200, Page 714 amending Plat Book 5200, Page 472, Register's office, reference to which is hereby made for a more complete description.

Being the same property conveyed to 3rd Times a Charm LLC, A Tennessee Limited Liability Company on October 9, 2018 as Instrument number 20181009-0099943 in the Register's Office for Davidson County, Tennessee

This is improved property located at 3265 Priest Woods Drive, Nashville, TN 37214 .

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 26 day of October 2018.

Mark Charlton, member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named Mark Carlton member of 3rd Times a Charm LLC, A Tennessee Limited Liability Company, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JOHN FARAG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2018.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Mark Carlton **Affiant**
Subscribed and sworn before me this the
26 **Day of** October, 2018.
Rivera Varela, **Deputy Register**