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This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Rebecca Charlton
PO Box 197
Bell Buckle, TN 37020

MORTGAGEE:
Wilson Bank & Trust
PO Box 768
Lebanon, TN 37088-0768

Karen Y Johnson Davidson County
Batch# 168016 **DEEDQC**
11/28/2018 02:46:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181128-0116148

SEND TAX BILL TO:
Owner

Map 108
Group 16
Parcel 23.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Mark Charlton,** do hereby transfer, convey and quitclaim unto **Rebecca Charlton,** her heirs and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 23A, on the plan of Zone Lot Division of Lots 21, 22, 23, 35, and 38, of Section 1 of Percy Priest Woods, as shown by plat and survey of record in Plat Book 5200, Page 714 amending Plat Book 5200, page 472, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Charlton, a married man by Warranty Deed dated October 5, 2018, from Benjamin Arin Lamb, an unmarried man, appearing of record in Instrument No. 20181009-0099942, Register's Office for Davidson County, Tennessee. The said Mark Charlton then conveyed his interest in the above property to 3rd Times a Charm, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed recorded on October 9, 2018, in Instrument #20181009-0099943, said Register's Office, and then subsequently conveyed to Rebecca Charlton by Quitclaim Deed recorded on October 26, 2018, in Instrument #20181026-0106285, said Register's Office. However, the said 3rd Times a Charm, LLC, was administratively dissolved by the office of the Secretary of State for the State of Tennessee on August 8, 2018, with both Rebecca Charlton and Mark Charlton being principals of said LLC. To clean up the vesting of title to this property, this Quitclaim Deed is being executed and recorded.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** known as **3265 Priest Woods Dr., Nashville, Tennessee 37214-4332.**

RC
MC

WITNESS MY HAND, this the **15th** day of **November, 2018.**

Mark Charlton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark Charlton**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2018.

NOTARY PUBLIC

Melissa Lemonds State of Tennessee Notary Public Rutherford County My Commission Expires July 6, 2020

My Commission Expires: 07-06-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT - Rebecca Charlton

Subscribed and sworn to before me on this 15th day of November, 2018.

NOTARY PUBLIC

Melissa Lemonds State of Tennessee Notary Public Rutherford County My Commission Expires July 6, 2020

My Commission Expires: 07-06-2020

File No. 18105295