**This instrument prepared by:**
Charles I. Carter
3805 Whites Creek Pike
Nashville, TN 37207

**Owner/Responsible Taxpayer**
Charles I. Carter
3805 Whites Creek Pike
Nashville, TN 37207

Karen Y Johnson Davidson County
Batch# 171213 DEEDQC
12/06/2018 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181206-0119051

**Tax Map Parcel No.: 049-00-0-190.00**

M.I.S. FILE NO
1607796

# QUITCLAIM DEED

**THIS INSTRUMENT,** made and entered into this 26 day of September, 2018, by and between Charles I. Carter and Amy Carter, husband and wife, whose address is 3805 Whites Creek Pike, Nashville, TN 37207, ("Grantor"), and Charles I. Carter, a married man, whose address is 3805 Whites Creek Pike, Nashville, TN 37207, ("Grantee");

**WITNESSETH:** That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

**DEED TO REMOVE SPOUSE FROM TITLE FOR NO CONSIDERATION.**

Being the same property conveyed to Grantor by Deed recorded May 3, 2007 from Kevin Joseph Hounihan, Jr. of record in Instrument No. 20070503-0053065 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 3805 Whites Creek Pike, Nashville, TN 37207

**WITNESS** the hand and seal of the party of the first part the day and year first above written.

Charles I. Carter

Amy Carter

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

Personally appeared before me, Thomas D. Larson, a Notary Public in and for said County and State, Charles I. Carter and Amy Carter the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of October, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Commission Expires: MAY 3, 2021

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
) SS:
COUNTY OF DAVIDSON )

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Charles I. Carter

Amy Carter

Witness my hand, at office, this 26 day of October, 2018.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001667796

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #20070503-0053065 AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 12TH, FORMERLY 21ST, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HAL R. SWANN, JR., SURVEYOR, DATED DECEMBER 11, 1965, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WHITES CREEK PIKE, THE SOUTHERLY CORNER OF A 13 1/4 ACRE TRACT CONVEYED TO DONALD GUINN AND WIFE BY DEED FROM WILLIAM OVERTON ELWELL AND WIFE OF RECORD IN BOOK 3967, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE CENTER OF WHITES CREEK PIKE, NORTH 38 DEGREES, 20 MINUTES WEST 100 FEET; THENCE NORTH 51 DEGREES, 40 MINUTES EAST 280 FEET; THENCE NORTH 38 DEGREES 20 MINUTES WEST 125 FEET TO A POINT IN THE SOUTHERN BOUNDARY LINE OF PROPERTY OF MRS. ROBERT POLSTON; THENCE WITH POLSTON'S BOUNDARY LINE AND WITH A FENCE NORTH 51 DEGREES 40 MINUTES EAST 100 FEET; THENCE SOUTH 38 DEGREES 20 MINUTES EAST 215.8 FEET; THENCE SOUTH 42 DEGREES, 35 MINUTES WEST 100 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 51 DEGREES 40 MINUTES WEST 280 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS ON RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES IF ANY AND ANY AND ALL EASEMENTS FOR PUBLIC UTILITIES.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO CHARLES I. CARTER AND WIFE, AMY CARTER, FROM KEVIN JOSEPH HOUNIHAN, JR., UNMARRIED, RECORDED ON MAY 3, 2007, IN INSTRUMENT #20070503-0053065, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 049-00-0-190.00

COMMONLY KNOWN AS 3805 WHITES CREEK PIKE, NASHVILLE, TN 37207
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jane Sanniti

My Commission Expires: 08/06/2022
Notary Seal

