Karen Y Johnson Davidson County
Batch# 173652 DEEDQC
12/13/2018 11:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181213-0121385

QUITCLAIM DEED

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TOMAHAWK PROPERTIES, LLC	**New Owner**	
(NAME)	(NAME)	
323 A McKennell Drive		**083041E00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **2309 CARTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOMAHAWK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1 of Carter Avenue Residences II, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180720-0071146, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to 2309 Carter, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Tomahawk Properties, LLC, a Tennessee Limited Liability Company, recorded July 20, 2018 in Instrument No. 20180720-0071144; further being part of the same property conveyed to Tomahawk Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Saundra G. Forrest, an unmarried woman, recorded March 19, 2018 in Instrument No. 20180319-0025721 and further being part of the same property conveyed to Saundra G. Forrest, an unmarried woman, by Warranty Deed from Richard R. Woods, Sr. and Vira C. Woods, husband and wife, recorded July 22, 2005 in Instrument No. 20050722-0085596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2309 B Carter Ave, Nashville, Tennessee 37206.**

****This instrument has been prepared by information provided by the parties****
****No title search was conducted and no representations regarding title have been made by the Drafter****

Witness my/our hand(s) this the 12 DAY OF December, 2018.

2309 Carter, LLC, a Tennessee Limited Liability Company

BY: _____
Thomas Wiser
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS WISER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of 2309 CARTER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of December, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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.

_____
Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY