AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180049720LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 050-00-0-094-00

Karen Y Johnson Davidson County
Batch# 176303 DEEDQC
12/20/2018 09:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181220-0123802

QUIT CLAIM DEED

THIS DEED made and entered into on this 13th day of December 2018, by and between **Cynthia J. Fry, a married woman joined in execution by her spouse Joel Carthon,** a mailing address of 3550 Brick Church Pike, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Cynthia J. Fry and Joel Carthon, wife and husband, as joint tenants with right of survivorship,** a mailing address of 3550 Brick Church Pike, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3550 Brick Church Pike, Nashville, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20080219-0015512, recorded on 02/19/2008 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cynthia J. Fry

Joel Carthon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Cynthia J. Fry and Joel Carthon,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 13th day of December, 2018.

Notary Public
My Commission expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant - **Cynthia J. Fry**

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13th day of December, 2018.

Notary Public
My Commission Expires: 10/17/2021

Name and address for person(s) responsible for taxes:
Cynthia J. Fry and Joel Carthon
3550 Brick Church Pike
Nashville, TN 37207

Name and address of property owner:
Cynthia J. Fry and Joel Carthon
3550 Brick Church Pike
Nashville, TN 37207

LEGAL DESCRIPTION

THE FOLLOWING described property in Davidson County, Tennessee:

A tract of land in the 12th, formerly the 21st, Civil District of said County, described as follows:

BEGINNING at a point in the center of the Brick Church Pike, and running north 83 degrees, west 480 feet to a corner of J. W. Overall's land, and being a northwest corner of the original tract of 164 acres conveyed to A. C. Webb by Mary E. Phillips by deed of record in Book 445, page 118, Register's Office for said County;

THENCE south 3 degrees west 1147 feet to a corner of a 50-acre tract conveyed to J. C. Large by A. C. Webb by deed of record in Book 494, page 695, said Register's Office; and

RUNNING THENCE with the line of said 50-acre tract, north 88 degrees east 50-feet, north 3 degrees east 377 feet;

THENCE south 88 degrees east 362 1/2 feet to the center of Brick Church Pike;

THENCE with the center of said Pike, north 5 1/4 degrees east 736.5 feet, more or less to the point of beginning,

Containing 8.06 acres, more or less.

INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is that portion having been conveyed to Sam Tinnin and wife, Glenda Tinnin, in Book 4305, page 693, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Land in the Twelfth Civil District of Davidson County, Tennessee, according to a survey made by Richard B. Omohundro, Engineer, November 2, 1968, as follows:

BEGINNING in this center of Brick Church Pike at the southeast corner of the Walter E. Gasser property;

THENCE with said Gasser's southern boundary line, North 83 degrees West, 475.8 feet;

THENCE South 5 degrees 23' West 280.8 feet;

THENCE South 84 degrees 14' East 473.8 feet to the center of Brick Church Pike;

THENCE with the center of same, North 5 degrees 46' East 270.5 feet to the beginning,

Containing three (3) acres, more or less.

FURTHER INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom in that portion having been conveyed to Jerry Crecelius and wife, Mary Frances Crecelius in Book 6626, page 577, Register's Office for Davidson County, Tennessee, being more particular described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc. dated July 25, 1972, No. 1644, as follows:

BEGINNING at a point in the center of Brick Church Pike, said point being the southeast corner of the property conveyed to Jerry Crecelius and wife by deed from Sam Tinnin and Wife, of record in Book 4451, page 519, Register's Office for Davidson County, Tennessee;

THENCE with the center of said Pike south 5 degrees 46' west 148.00 feet to the northeast corner of that certain 3.46 acres, more or less, tract shown on said survey, said 3.46 acres, more or less, tract being the remaining property of the grantor herein;

THENCE with the northerly line of said 3.46 acres, more or less, tract, north 84 degrees 14' west, passing the westerly margin of said Pike at 29.76 feet, a total distance of 471.72 feet to a point in the easterly line of the Walter E. Gasser property;

THENCE with said Gasser's easterly line north 5 degrees 05' east 148.06 feet to said Crecelius' southwest corner;

THENCE with said Crecelius southerly line south 84 degrees 14 east, passing the westerly margin of said Pike at 443.74 feet a total distance of 473.8 feet to the point of beginning,

Containing 1.50 acres, more or less, exclusive of that portion thereof which lies within the right of way of said pike.

Tax ID/APN#: 050-00-0-094-00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019