Bk#14

#3

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Y Johnson Davidson County Batch# 182786 DEEDQC 01/11/2019 08:47:34 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190111-0002989	The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 10th day of January, 2019. Notary Public My commission expires: 5-22-2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kristen Carbine	**"New Owner"**	**091-06-4A-002.00co**
621 Bradley Court		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elizabeth A. Carbine

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Kristen Carbine, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5517 and 5519 Kentucky Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Elizabeth A. Carbine, by Warranty Deed dated November 22, 2017, from Carbine & Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20171129-0121469, Register's Office for Davidson County, Tennessee.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is Improved (_X_) Unimproved (____) property, known as: **5519 Kentucky Avenue, Nashville, TN 37209**

Witness my/our hand(s) this 10th day of January, 2019.

Elizabeth A. Carbine

Elizabeth A. Carbine

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth A. Carbine**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (City), TN (State), this 10th day of January, 2019

Notary Public

SUZANNE A. WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5-22-19