Karen Johnson Davidson County
Batch# 192214 DEEDQC
02/06/2019 09:47:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190206-0011283

This Instrument Prepared By and Return To:
M Todd Cathey, Attorney at Law
311 East Main Street, Suite 5
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Charles Ivan Carter 3805 Whites Creek Pike Nashville, TN 37207	SAME AS NEW OWNER	49 – 190.00

QUITCLAIM DEED

WHEREAS, **AMY LYNN CARTER** ("Grantor") and **CHARLES IVAN CARTER** ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee, described hereinbelow:

WHEREAS, pursuant to the Divorce Decree entered by the Court in CHARLES IVAN CARTER v. AMY LYNN CARTER, Chancery Court of Davidson County, Case No. 19D1902, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for an in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said property Settlement Agreement approved in the Divorce Decree, **AMY LYNN CARTER**, the Grantor, does hereby convey, remise, release and forever quitclaim unto **CHARLES IVAN CARTER**, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swarm, 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.

Being the same property conveyed to Charles Ivan Carter and wife Amy Carter by Warranty Deed from Kevin Joseph Hounihan, Jr., unmarried as of record dated April 27, 2007 in instrument No. 200705030053065 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 8th day of November, 2017.

Amy Lynn Carter
AMY LYNN CARTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMY LYNN CARTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of November, 2017.

NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

My Commission Expires: 2/25/20

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Subscribed and sworn to before me this 8th day of November, 2017.

Charlie Jean Carter
Affiant

NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

My Commission Expires: 2/25/20