THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Karen Johnson Davidson County
Batch# 211948 DEEDQC
04/01/2019 09:36:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190401-0028997

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 Vesta Road
Lebanon, TN 37090

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **James Carroll and Nicole Andrews-Carroll, husband and wife,** does this day bargain, sell, release, remise, quitclaim and convey unto **Ginger Properties, LLC**, all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 19, PORTER VILLAGE, a Horizontal Property Regime with Private Elements, as established by Declarations of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Ashley Everhart, married, by Deed from Porter Village Partners, GP, a Tennessee General Partnership, appearing of record in Instrument No. 20170831-0089679, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Carroll and Nicole Andrews-Clark, husband and wife, by Warranty Deed from Ashley Bostic (formerly known as Ashley Everhart), unmarried, dated 09/17/18, of record in Instrument No. 20180918-0092576, Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Porter Village Circle, Nashville, TN 37206.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 20 day of March, 2019.

James Carroll

Nicole Andrews-Carroll

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared James Carroll and Nicole Andrews-Carroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 **day of March, 2019.**

DIVYA DESHMUKH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/27/2020

AFFIDAVIT

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

Affiant

Subscribed and sworn to before me this 28th **day of March, 2019.**

My Commission Expires: **NOTARY PUBLIC**

Map & Parcel No.: 072-15-0W-019.00-CO

Name and address of new owner:
Send tax bills to:
Ginger Properties, LLC
201 Terri Park Way
Franklin, TN 37067

WILL HARRUB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY