Karen Johnson Davidson County
Batch# 294479 DEEDQC
10/02/2019 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191002-0100330

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Nicholas J. Carmean<br>2911 Scott Avenue<br>Nashville, TN 37216 | Same | 072-10-0-044.00 |

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 18 day of October, 2019.

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20
(Affix Seal)

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned **Megan D. Carmean,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Nicholas J. Carmean,** hereinafter collectively referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 51.6 feet of Lot Nos. 17 and 18 and the northerly 29 feet front and 28.4 feet rear of Lot No. 24 on the Plan of Keller's Subdivision of the Maxey Home Place, as shown on plat of record in Plat Book 421, page 86, Register's Office of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, June 14, 1937, as follows:

Beginning on the westerly margin of Scott Avenue at a point 235 feet north of the northerly margin of Litton Avenue; thence with the westerly margin of Scott Avenue northwardly 80.6 feet to a point 203 feet south of the southerly margin of Keller Avenue; thence westwardly 175 feet, more or less, to the easterly line of Lot No. 16; thence with said line southwardly 80 feet to a point 229 feet north of the northerly margin of Litton Avenue; thence eastwardly 170 feet to the beginning.

Being the same property conveyed to Megan D. Carmean and Nicholas J. Carmean, wife and husband, by Warranty Deed dated January 31, 2013, from Baggett Properties, LLC, a Tennessee limited liability company, and Coordination Plus, LLC, a Tennessee limited liability company, of record as Instrument No. 20130204-0011580, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2911 Scott Avenue, Nashville, TN 37216**.

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

**IN WITNESS WHEREOF**, this instrument has been executed this the 1 day of October, 2019.

Grantor:

Megan D. Carmean

Megan D. Carmean

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Megan D. Carmean**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF,** this the 1 day of October, 2019.

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission Expires: 9-20-21

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

