Karen Johnson Davidson County
Batch# 300878 DEEDQC
10/15/2019 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191015-0105466

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 10 day of October, 2019.

Lisa Sheppard
Notary Public

My commission expires: 8.22.21

THIS INSTRUMENT WAS PREPARED BY:
Kevin A. Criswell, Esq.
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Delmas, LLC	**NEW OWNER**	**081 06 0 029.00**
708 Neill Ave., Unit A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Carrie Carlton, married** "GRANTOR", by these presents, do hereby quitclaim and convey unto **Delmas, LLC, a Tennessee limited liability company** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 69, CUMBERLAND GARDENS, as shown on plat of record in Plat Book 2900, Pages 3-4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 69 begins as a point in the East margin of 28th Avenue North, the common front corner of Lots Nos. 68 and 69; thence 83.0 feet East to the common rear corner of Lot Nos 68, 69 and 70; thence North 85.4 feet to a point in the South margin of Vance Avenue, the common front corner of Lot Nos. 69 and 70; thence West with the said margin 83.0 feet to a point which marks the beginning of a curve with a radius of 20.0 feet; thence West and South around said curve 31.42 feet to a point in the West margin of 28th Avenue North; thence with said margin South 73.9 feet to the beginning.

Being the same property conveyed to Carrie Carlton, a married individual by Quit Claim Deed from Delmas LLC with Christopher Bistline acting as the Registered Agent, of record in Instrument No. 20190409-0032272, in the Register's Office of Davidson County, Tennessee, dated March 21, 2019 and recorded on April 09, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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This is improved property commonly known as 1914 28th Ave. N, Nashville, TN 37208

WITNESS my/our hands this 10th day of October, 2019.

Carrie Carlton

Carrie Carlton

STATE OF TENNESSEE

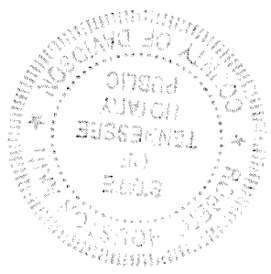
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Carrie Carlton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10TH day of OCTOBER, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1 day of October, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-21