Karen Johnson Davidson County
Batch# 303578 DEEDQC
10/21/2019 03:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191021-0107760

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Consuela Anita Carter 3212 Leswood Lane, Nashville, TN 37207	Consuela Anita Carter and Antonio Demont Carter 3212 Leswood Lane, Nashville, TN 37207

Order Number: 00269931

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Consuela Anita Carter and Antonio Demont Carter, Wife and Husband, and Rakia Latrice Johnson, who erroneously acquired title as Rakia Denise Johnson, a single woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Consuela Anita Carter and Antonio Demont Carter, Wife and Husband,** whose address is 3212 Leswood Lane, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 311 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the East side of Leswood Lane and extends back 132.2 feet on the South line and 143.1 feet on the North line to a broken line in the rear measuring 81.6 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Restrictive Covenants of record in Book 3249, Page 345 and in Book 3616, Page 269, Register's Office for Davidson County, Tennessee; and

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 050 14 0 171.00

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20170105-0001590 in the Recorder's Office, Davidson County, Tennessee.

Signed this 10 day of October, 2019.

Signature of Grantors (1 and 2 of 3):

Consuela Anita Carter

Antonio Demont Carter

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10 day of October, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Consuela Anita Carter and Antonio Demont Carter, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Signed this 10 day of October, 2019.

Signature of Grantor (3 of 3):

Latrice

Rakia ~~Denise~~ Johnson
Latrice

STATE OF TN, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 10 day of October, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rakia ~~Denise~~ Latrice Johnson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 3212 Leswood Lane, Nashville, TN 37207
Tax Parcel: 050 14 0 171.00

Antonio Demont Carter Oath of Consideration

I or we, Consuela Anita Carter the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 10 day of October, 2019.

Signatures of Affiant(s):

Consuela Anita Carter Antonio Demont Carter

Sworn and subscribed before me this 10 day of October 2019.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 311 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, AS OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 80 FEET ON THE EAST SIDE OF LESWOOD LANE AND EXTENDS BACK 133.2 FEET ON THE SOUTH LINE AND 143.1 FEET ON THE NORTH LINE TO A BROKEN LINE IN THE REAR MEASURING 81.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER BLACKSMITH AND DENISE SCALES, HUSBAND AND WIFE, FROM RONALD B. WEBB, SR., AND WIFE, ANNA B. WEBB, BY WARRANTY DEED DATED 03/16/2016, OF RECORD IN INSTRUMENT NO. 20160317-0025337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 050 14 0 171.00

Commonly known as 3212 Leswood Lane, Nashville, TN 37207
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20170105-0001590 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Merna Emsis, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Merna Emsis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public – California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:

Notary' Seal (if on paper)