Commitment Number: TN19100447

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CORAOPOLIS, PA 15108

Karen Johnson Davidson County
Batch# 338474 DEEDWARRSP
01/03/2020 10:57:30 AM 6 pgs
Fees: $33.00 Taxes: $0.18
20200103-0000892

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN19100447.

New Property Owner/Mail Tax Statements To:
Withoutlimitsbiz LLC, dba Adaptive Equities, 2905 River Bend Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
062 02 0A 226.00

SPECIAL WARRANTY DEED

William Carter, a single person, hereinafter grantor, whose tax-mailing address is **2905 River Bend Dr., Nashville, TN 37214**, for $50.00 (Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Withoutlimitsbiz LLC,**
hereinafter grantee, whose tax mailing address is **2905 River Bend Dr., Nashville, TN 37214**, the following real property:

The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, being Lot No: 218 as shown on the map entitled River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 406 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Tax ID: 062 02 0A 226.00.

Being that parcel of land conveyed to William Carter, a s ingle person from Quantum Capital Group, LLC, Gary Lloyd II, Managing Member by that deed dated 8/16/2019 and recorded 8/16/2019 in deed Instrument No. 20190816-0082177, of the Davidson County, TN public registry.

Being that parcel of land conveyed to Withoutlimitsbiz LLC dba Adaptive Equities, a Tennessee limited liability company from Britany D. Fisher-Kerns and husband, Clifford S. Kerns by that deed dated 12/20/2014 and recorded 12/31/2014 in deed Instrument No. 20141231-0119415, of the Davidson County, TN public registry.

Property Address is: 2905 River Bend Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Davidson recorded at ~~Book~~ __ _____, ~~Page~~ XXXXXXXX in the Register's Office of Davidson County, Tennessee. INST 20190816-0082177

Parcel ID: 062 02 0A 226.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on DEC 17, 2019:

By:
Withoutlimitsbiz LLC dba Adaptive Equities

William Carter MEMBER
William Carter, Member

STATE OF TN
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me on DEC 17, 2019 by **William Carter** who is personally known to me or has produced DRIVERS LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is $ 50.00 .
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, $50.00

Subscribed and sworn to before me

This 17 day of DEC, 20 19 .

William Carter
Affiant

WILLIAM CARTER
Print Name

(Seal)

Notary Public

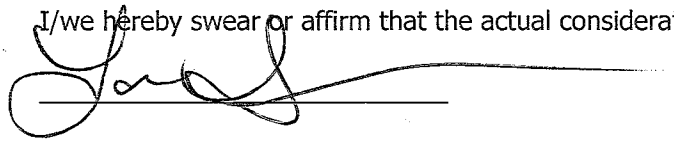
My commission expires:
3/7/23

MARK GROLL
Print Name

State of PENNSYLVANIA_

County of ALLEGHENY__

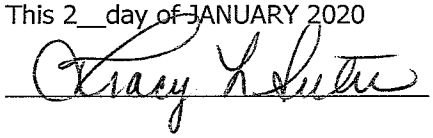
I/we hereby swear or affirm that the actual consideration for this transfer is ~~$1.00~~ $ 50.00



Affiant: LAURA SUSNJER

Subscribed and sworn to before me,

This 2__day of JANUARY 2020



Notary Public

My Commission expires: 10-24-21

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, LAURA SUSNJER, 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES