Karen Johnson Davidson County
Batch# 371851 DEEDQC
03/13/2020 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200313-0028062

33004-5

Box 14

| QUITCLAIM DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration for this transfer is $ -0-<br>Affiant<br>Subscribed and sworn to before me, this the 12th day of March, 2020.<br>Notary Public<br>My commission expires: 9/7/20<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Carbine & Associates, LLC** | **"New Owner(s)"** | **131-04-0-H-001-00co** |
| **621 Bradley Ct** | | |
| **Franklin, TN 37067** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

## Carbine Company, Inc., an Alabama corporation

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

## Carbine & Associates, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Unit No. 1200 on the Plan of Homes at 1200 & 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1200 & 1202 Parkview Circle, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181023-0104758, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 1200 & 1202 Parkview Circle, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20191008-0102774, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit. Attorneys Certificate of record in Instrument No. 20191030-0111406, said Register's Office.**

**BEING part of the same property conveyed to Carbine Company, Inc., an Alabama Corporation by Warranty Deed dated June 20, 2018 from Mark E. Turcotte and Lauren Wright Turcotte, of record in Instrument No. 20180621-0059745, Register's Office for Davidson County, Tennessee.**

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

**THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.**

This is improved property, known as: **1200 Parkview Circle, Nashville, TN 37204**

Witness my/our hand(s) this **12th** day of **March, 2020.**

**Carbine Company, Inc., an Alabama corporation**

By: _____
**Suzanne A. Walters, Secretary/Treasurer**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Suzanne A. Walters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary/Treasurer of Carbine Company, Inc., within named bargainor, an Alabama corporation, and that she as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **March, 2020.**

_____
**Notary Public**

**My Commission Expires:** May 15, 2023

KIMBERLY R. DYKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

