Karen Johnson Davidson County
Batch# 397915 DEEDQC
05/08/2020 01:29:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200508-0048208

Address New Owner:	Map-Parcel Numbers:
John J. Carpenter 1020 W. Eastland Ave. Nashville, TN 37206	Map and Parcel Number 083 05 0 114.00
Send Tax Bills To:	Address of Mortgagee:
John J. Carpenter 240 E. Spring Street Lebanon, TN 37087	
This instrument prepared by: Audrey Lee Anderson, 107 Music City Circle Suite 101, Nashville, TN 37214.	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Molly Thibodeau Carpenter (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto John J. Carpenter (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 11 in the re-subdivision of part of Block "F" in the Eastwood Addition, a plan of said re-subdivision being of record in Book 421, page 20, Register's Office for Davidson County, Tennessee. Said Lot No. 11, fronts 50 feet on the southerly side of Jackson Street or Eastland Avenue and runs back between parallel lines, 170 feet, more or less, on the westerly line and 172 feet, more or less, on the easterly line to an alley.

Tax ID #083-05-0-114.00

Being that parcel of land conveyed to John J. Carpenter from Richard T. Carpenter by that deed dated 2/15/13 and recorded 2/22/2013 in deed Document No. 20130222-0017976, of the Davidson County, TN public registry.

Being that parcel of land conveyed to John J. Carpenter and Molly Thibodeau Carpenter that deed dated 02/24/16 and recorded 02/24/2016 in deed Document No. 20160224-0017433, of the Davidson County, TN public registry.

Property Address is: 1020 W. Eastland Avenue, Nashville, TN 37206

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.

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

STATE OF TENNESSEE
COUNTY OF Rutherford

WITNESS the hand of the Grantor, MOLLY THIBODEAU CARPENTER, this 9th day of April, 2020. The actual consideration for this transfer is a property settlement as a result of divorce.

MOLLY THIBODEAU CARPENTER

Subscribed and sworn to before me this 9th day of April, 2020.

Notary Public

My Commission Expires: 4/17/23

KRISTEN GRIFFEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 7 day of May 20 20

Notary

Expires - 3-12-24

MICHAEL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY