Karen Johnson Davidson County
Batch# 402191 DEEDQC
05/18/2020 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200518-0051227

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Austin R. Carlton<br>Catherine Carlton<br>1811 4th Avenue North<br>Nashville, TN 37208 | New Owners | 081-08-0-516.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Austin R. Carlton and Catherine A. Ledbetter NKA Catherine Carlton, husband and wife,** by these presents do hereby quitclaim and convey unto **Austin R. Carlton and Catherine Carlton, husband and wife,** their heirs, successors and assigns, all of their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of D.T. McGavocks Subdivision of record in Plat Book 21, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Austin R. Carlton, an unmarried man and Catherine A. Ledbetter, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Geraldine J. Searcy, unmarried of record in Instrument No. 20180319-0025752 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 19, 2019.**

**Being also known as 1811 4th Avenue North, Nashville, Tennessee 37208.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
4th day of May, 2020.

Catherine Carlton
Affiant

Notary Public

My commission expires:
(Affix Seal)

5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of May, 2020.

**Austin R. Carlton**

Catherine A Ledbetter NKA Catherine Carlton

**Catherine A. Ledbetter NKA Catherine Carlton**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Austin R. Carlton and Catherine A. Ledbetter NKA Catherine Carlton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 4th day of May, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022