Return to:

TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, SUITE 105
PLANO TX 75075

Send Tax Notices to:
LON DUANE CARTER
JULIE ELAINE CARTER
2449 RYCHEN DR
NASHVILLE, TN 37217

FILE NO. 461718

Karen Johnson Davidson County
Batch# 450189 DEEDQC
08/05/2020 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200805-0086493

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LON DUANE CARTER JULIE ELAINE CARTER	LON DUANE CARTER JULIE ELAINE CARTER	149 03 0 042.00
2449 RYCHEN DR NASHVILLE, TN 37217	2449 RYCHEN DR NASHVILLE, TN 37217	EXEMPT TCA 67-4-409(a)(4)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LON DUANE CARTER AND J. ELAINE CARTER, ALSO KNOWN AS JULIE ELAINE CARTER,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **LON DUANE CARTER AND JULIE ELAINE CARTER, HUSBAND AND WIFE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LOT 438, SECTION SIX, EDGE-O-LAKE ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 16, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NUMBER 438 FRONTS 80 FEET ON THE WESTERLY SIDE OF RYCHEN DRIVE AND RUNS BACK BETWEEN LINES 102 FEET ON THE NORTHERLY SIDE AND 100 FEET ON THE SOUTHERLY SIDE TO A LINE AT THE REAR WHICH IS BROKEN, ON WHICH IT MEASURES 131.99 FEET THEREON.

BEING THE FURTHER CONVEYED BY DEED DATED 02/20/2019, RECORDED 02/22/2019, FROM EVA MAY LAUTENBACH, TO LON DUANE CARTER AND J. ELAINE CARTER, RECORDED AS INSTRUMENT #: 20190222-0016087.

Property known as, 2449 RYCHEN DR, NASHVILLE, TN 37217

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 2020.

Lon Duane Carter
LON DUANE CARTER

J. Elaine Carter AKA Julie Elaine Carter
J. ELAINE CARTER, A/K/A JULIE ELAINE CARTER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **LON DUANE CARTER AND J. ELAINE CARTER, A/K/A JULIE ELAINE CARTER,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: Nov. 8, 2021

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Jan Dunn Carty
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 15th day of June, 2020

Karen R. Campbell
Notary Public
My commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

I, AMANDA ZBIKOWSKI, 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.

Amanda Zbikowski

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, AMANDA ZBIKOWSKI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860