Karen Johnson Davidson County
Batch# 585077 DEEDQC
03/05/2021 08:31:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210305-0028869

QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-SB-KW-21-2905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Carter, a married man	**New Owner**	
(NAME)	(NAME)	**062 02 0A 226.00**
2905 River Bend Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **QUANTUM CAPITAL GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM CARTER, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 218 as shown on the map entitled River Trace Estates, Phase 1, Section 4 and 5, of record in Plat Book 9700, Page 409 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Carter, a single person, by Quitclaim Deed from Withoutlimitsbiz LLC, Gary Lloyd II, Managing Member, of record in Instrument No. 20200107-0002132, in the Register's Office of Davidson County, Tennessee, dated December 28, 2019 and recorded on January 7, 2020.

Being the same property conveyed to Withoutlimitsbiz LLC by Special Warranty Deed from William Carter, a single person, of record in Instrument No. 20200103-0000892, in the Register's Office of Davidson County, Tennessee, dated December 17, 2019 and recorded on January 3, 2020.

Being the same property conveyed to William Carter, a single person, by Quitclaim Deed from Quantum Capital Group, LLC, Gary Lloyd II, Managing Member of record in Instrument No. 20190816-0082177, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 16, 2019.

Being the same property conveyed to Quantum Capital Group, LLC, a Delaware limited liability company by Special Warranty Deed from Britany D. Fisher-Kerns and husband, Clifford S. Kerns, of record in Instrument No. 20141231-0119415, in the Register's Office of Davidson County, Tennessee, dated December 20, 2014 and recorded on December 31, 2014.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2905 River Bend Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 27 day of Feb, 2021.

Quantum Capital Group, LLC

Gary Lloyd, II, Managing Member

STATE OF MICHIGAN
COUNTY OF Genesee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Lloyd, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of Quantum Capital Group, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of February, 2021.

MIRANDA HARDIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Mar 16, 2026
ACTING IN COUNTY OF Genesee

Miranda Hardin
Notary Public

My Commission Expires: 03-16-2026

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary's Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY