DIANA K GAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

DM-SB-KW-21-2905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 598013 **DEEDWARR**
03/23/2021 01:06:35 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210323-0038273

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Nicholas Scott Thomas	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, **WILLIAM CARTER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS SCOTT THOMAS,** 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 married man, by Quitclaim Deed from Quantum Capital Group, LLC, A Delaware Limited Liability Company, of record in Instrument No 20210305-0028869, in the Register's Office of Davidson County, Tennessee, dated February 27, 2021 and recorded on March 3, 2021, by which any and all life estate interest was conveyed.

Being the same property conveyed to William Carter, a married man, by Quitclaim Deed from Withoutlimitsbiz, LLC, A Delaware Limited Liability Company, of record in Instrument No 20210305-0028861, in the Register's Office of Davidson County, Tennessee, dated February 27, 2021 and recorded on March 5, 2021, by which any and all life estate interest was conveyed.

Being the same property conveyed to William Carter, a single person, by Quitclaim Deed from Withoutlimitsbiz LLC, 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. Withoutlimitsbiz, LLC retaining a life estate interest in said property.

Further 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.

Further being the same property conveyed to William Carter, a single person, by Quitclaim Deed from Quantum Capital Group, LLC, 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. Quantum Capital Group, LLC retaining a life estate interest in said property.

Further 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.

NOTE: TINA CARTER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
• Restrictions, dedications, corditions, reservations, easements and other matters shown on the plat of River Trac
• Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370, as amended in Book 6982, Page 747.
• Easement for Transmission Line, recorded in Book 1163, Page 341.
• Easement for Flowage, recorded in Book 2202, Page 83.
• Easement recorded in Book 3959, Page 595, Book 7296, Page 484, Book 7097, Page 140 and Book 7097, Page 149.
• Grant and Indemnity Agreement as set forth in instrument recorded in Book 6583, Page 698 and Book 7030, Page 798.
• Assignment of Agreement to Construct Sewerage Facilities as set forth in instrument recorded in Book 7097, Page 135.
• Assignment of Agreement to Construct Water Facilities as set forth in instrument recorded in Book 7097, Page 144.
• Any and all existing easements and restrictions as shown of record not stated herein

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs anc representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this the 17 DAY OF MARCH, 2021.

William Carter by C. H. Jefferson atty in fact
William Carter by Adam Jefferson as Attorney-in-Fact

Tina Carter by C. H. Jefferson atty in fact
Tina Carter by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM CARTER.

Witness my hand and official seal, this the 17 of March, 2021.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TINA CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said TINA CARTER.

Witness my hand and official seal, this the 17 of March, 2021.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212