QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 618548 DEEDQC
04/20/2021 09:26:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210420-0052548

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2021.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Carothers **Kristin Carothers**	**Studio Bank**	**Map 142-15-0-A Parcel 043.00co**
112 Bellevue Rd. #007	**124 12th Ave South Suite 400**	
Nashville, TN 37221	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Carothers and Kristin Grapentin nka Kristin Carothers

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Brian Carothers and Kristin Carothers, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of Bellevue Manor Condominiums, a Horizontal Property Regime pursuant to the Tennessee horizontal property act, as shown on the Master Deed of record in Book 5520, Page 203, amended in Instrument No. 20081217-0120696, Register's Office for said County, and more particularly described in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian Carothers, an unmarried man, as to an undivided 50% interest, and Kristin Grapentin, an unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship, by Warranty Deed dated 07/11/2019, from Julianna Maria Leach, now known as Julianna Marie Smith, married, of record in Instrument No. 20190712-0068047, Register's Office for Davidson County, Tennessee. Brian Carothers and Kristin Grapentin having since married, Kristin Grapentin is now known as Kristin Carothers.

The purpose of this quitclaim deed is to republish and re-title the entirety of the said property in Kristin Carothers' new marital name which she has now adopted, and to establish ownership of the property as joint tenants with the right of survivorship.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__x__) Unimproved (____) property, known as: **112 Bellevue Rd. #007, Nashville, TN 37221**

Witness my/our hand(s) this **13th** day of **April, 2021.**

Brian Carothers

Kristin Grapentin nka Kristin Carothers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Carothers and Kristin Grapentin nka Kristin Carothers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **April, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON