Name and Address of New Owner:
Marcus L. Carter, *et ux*
2606 Nashboro Blvd.
Nashville, TN 37217

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 812717 DEEDQC
03/01/2022 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220301-0022733

This Instrument Prepared By:
Magnolia Title and Escrow, Inc./lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 135 12 0E 311.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marcus Carter, a married man, and Dedric Carter, unmarried** "the Grantor," convey and quitclaim unto **Marcus L. Carter AKA Marcus Carter and India Carter husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 311, Nashboro Village Tract 21, Phase II, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520 and amended in Instrument No. 20000316-002171, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, 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 Marcus Carter and Dedric Carter, both unmarried, as tenants in common by Warranty Deed from Sarah Meadows fka Sarah E. Hargis and Shawn Meadows, wife and husband of record as Instrument No. 20190129-008564 in the Register's Office for Davidson County, Tennessee, dated January 28, 2019 and recorded on January 29, 2019. Being the same property conveyed to Sarah E. Hargis, unmarried from Grantor Jerry Lowery and Genemma Lowery, husband and wife by Warranty Deed recorded April 1, 2014 in Instrument No. 20140401-0026933, said Register's Office.

Being also known as:
2606 Nashboro Boulevard, Nashville, TN 37217
Parcel No. 135 12 0E 311.00

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7 day of February, 2022.

MARCUS L. CARTER A/K/A MARCUS CARTER

DEDRIC CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of February, 2022, before me personally appeared Marcus L. Carter A/K/A Marcus Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of February, 2022, before me personally appeared Dedric Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of February, 2022.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of February, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 02/07/2022.

Date

Jill M Neely

Affiant Signature

02/17/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)