Karen Johnson Davidson County
Batch# 829164 DEEDQC
03/25/2022 01:36:20 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220325-0034928

MAIL TAX STATEMENTS TO
VICTOR A. CARTER
7982 NW 51 COURT
LAUDERHILL, FL 33351

Prepared By:
Victor Carter

After Recording Return To:
7982 NW 51st Court
Lauderhill, Florida 33351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
25 Day of March, 2022.
_____, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 25, 2022 THE GRANTOR(S),

- William B. Carter, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Victor A. Carter, a single person, residing at 7982 NW 51st Court, Lauderhill, Broward County, Florida 33351

the following described real estate, situated in Goodlettsville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 018 160 116.00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 018 16 0 116.00

Deed Drafted By: Victor Carter
7982 NW 51st Court
Lauderhill, Florida, 33351

Grantor Signatures:

DATED: 3/25/22

William B. Carter, Sr.
William B. Carter
203 New Brick Church Pike
Goodletsville, Tennessee, 37072

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 25 day of March 2022, before me personally appeared William B. Carter, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

J. Israel Gadson
Notary Public
Signature of person taking acknowledgment

Notary for Davidson County
Title (and Rank)

My commission expires Jan-11-2026

J. ISRAEL GADSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: VICTOR CARTER

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Exhibit A

Rebecca Carter is now deceased.

BOOK 4651 PAGE 364

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Marie W. Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 72

Notary Public

MY COMMISSION EXPIRES: 1-23-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Carter, et ux	Same	GO-13906
(NAME) 203 New Brick Church Pike,	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE,~~ I, Hattie Dozier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Carter and wife, Rebecca Carter,

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

LAND in the 10th Civil District of Davidson County, Tennessee, as follows: BEGINNING at the James Hitt northwest corner and running thence west with said street, 134-¼ feet to Cole Street; thence South with said street, 336 feet to the north line of the lot known as the colored graveyard; thence with said line, 282 feet to Lem Utley's southwest corner; thence north with Lem Utley's and J. Crosswys' line, 361 feet to the beginning. BEING the same property conveyed to Hattie Dozier, by deed from Alexander Dozier, et al, as of record in Book 2809, Page 49, and by deed from Archie Dozier, as of record in Book 2963, Page 565, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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~~ hand this 27th day of October, 19 72.

Hattie Dozier

Witness to signature Marie W. Patterson 333 Donelson Pk Suite 2
Mrs Alice Cantrell
219 N. 1st St - Goodlettsville Tenn