Box 14
35612-5

Karen Johnson Davidson County
Batch# 843010 DEEDQC
04/20/2022 10:38:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220420-0045596

QUITCLAIM DEED

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

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
Elizabeth Carbine Budde	**"NEW OWNER"**	**091-06-4A-002.00co**
5519 Kentucky Avenue		
Franklin, TN 37064		

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,

Kristen Carbine, a married woman

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

Elizabeth Carbine Budde, a married woman

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. "B" on the Plan of 5517 and 5519 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5517 and 5519 Kentucky Ave Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5517 and 5519 Kentucky Avenue Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160329-0029359, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kristen Carbine, an unmarried woman by Quitclaim Deed dated January 10, 2019, from Elizabeth A. Carbine of record in Instrument No. 20190111-0002989, and further being conveyed to Elizabeth A. Carbine by Warranty Deed dated November 22, 2017, from Carbine & Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20171129-0121469, said Register's Office for Davidson County, Tennessee. Kristen Carbine is now a married woman.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 5519 Kentucky Ave, Nashville, TN 37209.

Witness my/our hand(s) this 18th day of April, 2022.

Kristen Carbine

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 **Kristen Carbine ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24