Karen Johnson Davidson County
Batch# 926051 DEEDQC
10/05/2022 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0109897

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Benjamin E. Carter Caroline Moore 2647 Barclay Drive Nashville, TN 37206	New Owners	083-16-0F-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ben Carter AKA Benjamin E. Carter, an unmarried man**, by these presents does hereby quitclaim and convey unto **Benjamin E. Carter, an unmarried man and Caroline Moore, an unmarried woman, as tenants in common with right of survivorship**, their heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units 2647 as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2502 Brittany Drive, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20210720-0096987, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married by Warranty deed from Bradford F. Davis and wife, Lana Rashelle Davis of record in Instrument No. 20041203-0144208 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 03, 2004.

Being the same property conveyed to John A. Cochran and Melanie R. Cochran, husband and wife by Quitclaim deed from Melanie R. Bhagat, unmarried, and Jai P. Bhagat, married of record in Instrument No. 20140220-0014522 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 20, 2014 and Affidavit of Sale Contract on Real Property recorded on March 25, 2020 in Instrument No. 20200325-0032463.

Being the same property conveyed to Nwest, LLC by Warranty deed from John A. Cochran and Melanie R. Cochran, husband and wife of record in Instrument No. 20200402-0035702 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 02, 2020.

Being the same property conveyed to Brandon Bubis and Kelly Bubis, husband and wife by Warranty deed from NWEST, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210407-0046068 Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 07, 2021.

Being a portion of the same property conveyed to BMB Properties, a Tennessee general partnership by Quitclaim deed from Brandon Bubis and Kelly Bubis, husband and wife of record in Instrument No. 20210903-0119047 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Ben Carter, an unmarried man by Warranty deed from BMB Properties, a Tennessee General Partnership of record in Instrument No. 20211217-0167200 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 17, 2021.

Being also known as 2647 Barclay Drive, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 26th day of September, 2022.

Affiant

My commission expires: 3.3.25
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 26th day of September, 2022.

Ben Carter AKA Benjamin E. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ben Carter AKA Benjamin E. Carter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of September, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BAILEY
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/5/2022 ____ (date of document).

Affiant Signature

10/5/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025