Karen Johnson Davidson County
Batch# 943428 DEEDQC
11/21/2022 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20221121-0123412

THIS INSTRUMENT PREPARED BY
Jack F. Stringham II, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

ADMINISTRATRIX'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Amy Susan Carter. 12755 Bluff Creek Drive, Unit #1 Los Angeles, CA 90094	New Owner	072-09-0-343.00

STATE OF CALIFORNIA)
COUNTY OF Santa Barbara

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, the undersigned, by Amy Susan Carter, as Administratrix, this 12 day of November, 2022.

MO ASIM
Notary Public - California
Santa Barbara County
Commission # 2274682
My Comm. Expires Feb 4, 2023

Notary Public
My Commission Expires: Feb 04, 2023.

WHEREAS, Christopher Brian Carter owned certain real property in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, Christopher Brian Carter died without a will and his estate is being administered under the Tennessee laws of intestacy. Amy Susan Carter is entitled in her individual capacity to

assets including the Property which pass to her or for her benefit under Tennessee laws of intestacy; and

WHEREAS, the parties wish to document this intestate transfer;

NOW THEREFORE, pursuant to the Tennessee laws of intestacy, the Estate of Christopher Brian Carter being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, docket number 22P1385, AMY SUSAN CARTER AS ADMINISTRATRIX OF THE ESTATE OF CHRITOPHER BRIAN CARTER, hereinafter "GRANTOR," does hereby transfer, convey and quitclaim all of GRANTOR'S right, title and interest in and to the Property to AMY SUSAN CARTER, individually, her heirs, successors and assigns.

Amy Susan Carter conveys in her fiduciary capacity only and not individually.

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

IN WITNESS WHEREOF, the Grantor has signed this quitclaim deed on the 12 day of November, 2022.

ESTATE OF CHRISTOPHER BRIAN CARTER

By: _____
AMY SUSAN CARTER, Administratrix

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Barbara)

On November 12, 2022 before me, mo Asim, Notary Public, personally appeared **AMY SUSAN CARTER**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

`I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

My commission expires: Feb 04, 2023

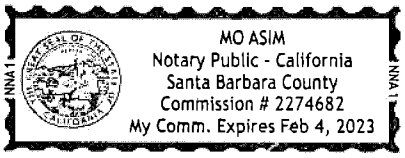


EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Irvington of record in Plat Book 843, page 60, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 105 front 60 feet on the northerly side of West Cahal Avenue, and runs back between lines, 165.58 feet on the westerly and 165.83 feet on the easterly line to a dead line on which it measures 60 feet.

BEING the same property conveyed to Christopher B. Carter, a single person, by deed from Christopher B. Carter, a single person, and Alaina R. Gonzalez, a single person, of record in Instrument No. 20120510-0040588, said Register's Office.

This is improved property known as 925 Cahal Avenue, Nashville, Davidson County, Tennessee 37206.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 11-12-22 (date of document).

Affiant Signature

11-21-22
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 21st day of November, 2022.

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY