THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Shanone Emmack, Attorney at Law
219 Third Avenue North
Franklin, Tennessee 37064

THE GRANTOR:
Carl J. Banks
2168 Forge Ridge Drive
Nashville, Tennessee 37217

Address New Owner(s) as follows
Carl J. Banks and Faronda Banks
2168 Forge Ridge Drive
Nashville, Tennessee 37217

Send Tax Bill to:
New Owner (s)

State of Tennessee
County of Davidson

The Actual Consideration or
Value , whichever is greater,
For this transfer is $10.00

Carl J. Banks
Affiant

SUBSCRIBED and SWORN
to Before me this 9th
day of January , 2023.

JENNIFER MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Jennifer Massey
Notary Public

My Commission Expires 11-03-25

Map 135-06-0-A-031.00
Parcel:

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration , the receipt of which is hereby acknowledged ; the undersigned Carl J. Banks (now married) herein called the Grantor, has bargained, and sold and by these presents do hereby quitclaim all my right, title, and interest unto Carl J. Banks (husband) and Faronda Banks (wife), hereinafter called the Grantees , their heirs, and assigns, all of the Grantor's interest in a certain parcel of land, together with all tenements, hereditaments, and appurtenances, thereto located in Davidson County, State of Tennessee to have and to hold said premises not in common but in joint tenancy by the entirety, forever being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County ; Tennessee described as follows to wit:

Being Lot No. 31 on the Plan of Resubdvision of Lot 1 Forge Ridge , of record in Plat Book 9700 pages 295-296 , as corrected in Book 10316 , page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Omekao Fontenot , an unmarried woman and Teremy D. Banks, an unmarried man, by Warranty Deed from Diane S. Gross , unmarried, dated April 26, 2002, and recorded on April 29, 2002, in Instrument No. 20020429-0052367, Register's Office for Davidson County, Tennessee. The said Omekao Fontenot is also known as Omekao R. Banks.

Being the same property conveyed to Carl J. Banks, unmarried man, by Warranty Deed from Omekao R. Banks, unmarried woman, and Teremy D. Banks, an unmarried man, dated November 1, 2006, and recorded November 6, 2006, in Instrument No. 20061106-0137572 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 959299 **DEEDQC**
01/09/2023 12:03:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230109-0001689

This conveyance is made subject to any and all zoning regulations , building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this

9th day of January, 2023.

By: CARL J. BANKS

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 **CARL J. BANKS (GRANTOR)** , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2023

NOTARY PUBLIC

My commission expires: 11-03-25

JENNIFER MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025