This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
Chapple Building, 5115 Maryland Way, Suite 301
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 960284 DEEDQC
01/11/2023 01:18:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230111-0002435

The actual consideration or value whichever is greater for this transfer is $-0-.

Robert Todd Jackson, Esq.
AFFIANT

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Sworn to and subscribed before me on the 10th day of January, 2023.

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 5/9/26

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
JAMES CARLTON CARTER, JR. 370 Wallace Road, Unit G-11 Nashville, TN 37211	Same	147-03-0-B-020.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ANNE RUSSELL SMITH CARTER, now a single person, by these presents do hereby quitclaim and convey unto JAMES CARLTON CARTER, JR., now a single person, to his heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. G-11 on the Plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, Page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Units.

Being the same property conveyed to Bryan Ansley and James C. Carter, Jr., both married and with ½ undivided percentage interest, by Warranty Deed from Scott D. Tucker and wife, Eileen D. Tucker, and Elisabeth A. Tucker, unmarried, as of record in Instrument Number 20160927-0101730, Register's Office for Davidson County, Tennessee. The said James Carlton Carter, Jr. and Anne Russell Smith Carter being granted a divorce by the Chancery Court on the 4th day of January, 2023 in Williamson County, Tennessee, Docket No. 22CV-51565, and this conveyance is a further division of the marital estate pursuant to the Order of the Chancery Court.

This is improved property known as 370 Wallace Road, Unit G-11, Nashville, TN 37211.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

The said James Carlton Carter, Jr. and James C. Carter, Jr. is one and the same person.

Witness my hand on the 4 day of January, 2023.

ANNE RUSSELL SMITH CARTER

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE RUSSELL SMITH CARTER, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee on the 4th day of January, 2023.

NOTARY PUBLIC

JULIA E STOVALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 7/12/2025