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

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

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

20230111-0002436

Robert Todd Jackson, Esq.
AFFIANT

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Sworn to and subscribed before me on the 6th day of January, 2023.

LEE ANN EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lee Ann Edwards
NOTARY PUBLIC

My commission expires: 5/21/24

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
JAMES CARLTON CARTER, JR. 21 Vaughn's Gap Road, Unit 48 Nashville, TN 37205	Same	129-15-0-A-048.00CO

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. 48 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, as amended in Instrument Number 20080424-0042111 and Instrument Number 20071025-0126213, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed.

Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of each unit.

Being the same property conveyed to James Carter and Anne R. Carter, husband and wife, by Warranty Deed from Paul Charles Gomez and wife, Catherine Gomez, as of record in Instrument Number 20140313-0020960, 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 21 Vaughn's Gap Road, Unit 48, Nashville, TN 37205.

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 Carter is one and the same person.

The said Anne Russell Smith Carter and Anne R. Carter 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