QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTORS WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

Karen Johnson Davidson County
Batch# 986843 DEEDQC
03/30/2023 02 03 06 PM 2 pgs
Fees $12 00 Taxes $0 00

20230330-0023212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

William B. Carter, Sr.
WB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF March, 2023

Notary Public

COMMISSION EXPIRES Jan 11-2026

J. ISRAEL GADSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
FOUNDATION TITLE AND ESCROW SERIES, LLC
625 East Main Street, Suite 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILL TO	MAP-PARCEL NUMBERS
		018 16 0 121.00
(Name) **Victor A. Carter**	**Victor A. Carter**	
7982 NW 51 CT, LAUDERHILL, FL 33351	**7982 NW 51 CT, LAUDERHILL, FL 33351**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **William B. Carter, an unmarried man,** hereinafter referred to as Grantor, hereby quitclaims to **William B. Carter Jr., a married man, Belinda A. Carter-Cameron, a married woman, and Victor A. Carter, a married man as Joint Tenants with Rights of Survivorship,** their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows

Land in the 10th Civil District situated on the west side of Café Street in Goodlettsville Tennessee, beginning at Jesse Baker's N E Corner and running West with said Baker's Line 441 feet or to Jesse Baker's N W Corner, thence N. about 62 feet with grave yard line to Cain Thomas corner, thence east about 441 feet to said Café Street; thence South about 62 feet to the beginning.

Being the same property conveyed to Effie Joyner by deed of record in Book 1199, page 646, Register's Office for Davidson County, Tennessee. The said Effie Joyner having since died intestate leaving said property vested solely in Christine Grime, unmarried, as the only surviving heir.

Further being the same property conveyed to William B. Carter and wife, Rebecca Carter, by Deed from Christine Grimes, unmarried dated June 23, 1986 of record in Book 6907, Page 275, Register's Office for Davidson County, Tennessee
The said Rebecca Carter having since died on February 29, 2005

***The purpose of this conveyance is to remove William B. Carter from Title and to convey the property to his three children, William B. Carter, Jr., Belinda A. Carter-Cameron, and Victor A. Carter.**

***This is Improved Property commonly known as: 216 Cafe Street, Goodlettsville, TN 37072.**

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 30 day of March 2023

William B. Carter, Sr.

William B. Carter

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 **William B. Carter, an unmarried man**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained

WITNESS my hand and official seal of office, this 30 day of March, 2023

NOTARY PUBLIC

My commission expires Jan. 11 2026

J. ISRAEL GADSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022