Address New Owner:	Map-Parcel Numbers·	Send Tax Bills To:
Dewanda Hanback Carbine, Trustee **107 Hanover Sq.** **Nashville, TN 37215**	**117-01-0-E-009-00co**	**SAME**

Karen Johnson Davidson County
Batch# 1014239 DEEDQC
06/12/2023 02 56 39 PM 3 pgs
Fees $17 00 Taxes $0 00

20230612-0044700

This instrument prepared by. Carter Shelton Jones, I
2021 Richard Jones Road, Suite 240, Nashville, TN 3'

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Dewanda H. Carbine** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Dewanda Hanback Carbine, Trustee of the Dewanda Hanback Carbine Revocable Trust dated June 7, 2023** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **107 Hanover Square, Nashville, TN 37215**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 7 day of June, 2023

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7.7.25

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Dewanda H. Carbine and Dewanda Hanback Carbine being one and the same person

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 7 day of June, 2023.

Dewanda H. Carbine

DEWANDA H. CARBINE

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 **Dewanda H. Carbine,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7 day of June, 2023.

Lucy Ralph

Notary Public

My Commission Expires:
7-7-25

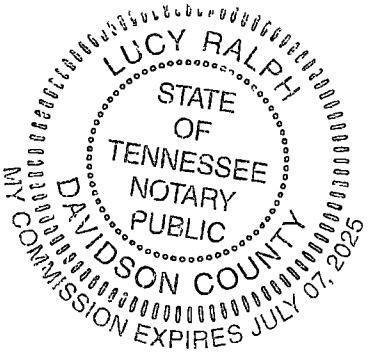


EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 5, being also known as Unit No. 5, on the Plan of The Condominium Site Plan Showing Lot #5, Hanover Square, of record in Plat Book 5210, Page 147; amending Plat Book 5200, page 134, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dewanda H. Carbine, a married woman, from Louise Seawright, an unmarried person, by warranty deed filed for record on April 10, 2017, as of record in Instrument Number 20170410-0034693, Register's Office for Davidson County, Tennessee.

(1) The Plan of record as shown in Plat Book 5210, Page 147; amending Plat Book 5200, Page 134, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5287, page 947, Register's Office for Davidson County, Tennessee. (3) By-Laws of Hanover Square Homeowners' Association, Inc. of record in Book 5380, page 202, and as amended in Instrument No. 20100604-0043402, Register's Office for Davidson County, Tennessee. (4) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hanover Square Condominiums, of record in Book 5380, page 164, and as amended in Book 5565, page 948, said Register's Office. (5) Charter of Hanover Square Homeowners' Association, Inc. of record in Instrument No. 20140812-0072728, Register's Office for Davidson County, Tennessee. (6) Conditional Exclusive Use Easement in Book 5565, page 956, said Register's Office. (7) Grant of License regarding encroachment of a fence of record in Instrument No. 20140122-0005840, said Register's Office. (8) Taxes for current year, which have been prorated and assumed by Grantee herein and subsequent years not yet due and payable.