Karen Johnson Davidson County
Batch# 1015010 DEEDQC
06/14/2023 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230614-0045406

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James R. Carbine, as Trustee, Affiant

Subscribed and sworn to before me,
this 12 day of June, 2023.

Notary Public
My Commission Expires: 11-3-25

Elizabeth Budde
STATE OF TENNESSEE NOTARY PUBLIC
Williamson

Address of New Owner:

James R. Carbine, Trustee of the
SHC Preservation Trust No. 2
1831 Castleman Dr
Nashville, TN 37215

Send Tax Bills to:

Glenda Carbine
P.O. Box 150454
Nashville, TN 37215

Map-Parcel Number:

131-02-0H-001.00-C

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JAMES R. CARBINE, as Trustee of the SAMUEL HARVE CARBINE 2009 IRREVOCABLE TRUST AGREEMENT under agreement dated April 21, 2009** (the "Grantor"), hereby forever quitclaim, release, and convey a fifty percent (50%) undivided tenants in common interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **JAMES R. CARBINE, as Trustee of the SHC Preservation Trust No. 2 under agreement dated June 5, 2023**, its successors and assigns (the "Grantee"):

Being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 4248, on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property regime, created under Title 66, Section 27-101, *et seq.*, as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of Record Under Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, in Instrument No. 20050110-0003192, and in Instrument No. 20050425-0045365, Register's Office for

Davidson County, Tennessee, including, without limitation, the By-Laws appended thereto and amendment to By-Laws of record in Instrument No. 20070905-0106403, said Register's Office, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase 1, for Placement of Units and Parking Spaces as shown on Exhibit "E" to the Master Deed of Record under Instrument No. 20040421-0045569 and amended in Instrument No. 20040511-0054050, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is made subject to the following:

(1) All matters on the Plan of record in Plat Book 547, pages 85 & 86, Register's Office for Davidson County, Tennessee.

(2) The Master Deed establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums of record in Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.

(3) Charter for Homeowners Association of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.

(4) Quitclaim Deed conveying the common areas of record in Instrument No. 20061229-0161137 and Instrument No. 20041230-0155026, Register's Office for Davidson County, Tennessee.

(5) Perpetual Easement for Highway Purposes of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee.

(6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20040526-0061600, Register's Office for Davidson County, Tennessee.

(7) Easements granted to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage as contained in Book 4041, page 9, Register's Office for Davidson County, Tennessee.

(8) Storm water detention agreement as contained in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.

(9) Any inclusion of or deficiency in the description of the parking unit and/or carport and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit and/or carport and/or storage unit, or any claim thereof.

Being the same property conveyed by Benjamin Hailey and Claire Hailey to James R. Carbine, as Trustee of Samuel Harve Carbine 2009 Irrevocable Trust u/a dated April 21, 2009, and Glenda M. Carbine, as Trustee of ACH Preservation Trust u/a dated June 26, 2019, as tenants in common, by Warranty Deed dated June 28, 2019, recorded as Instrument Number 20190702-0064104 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4248 Hillsboro Pike, Nashville, Tennessee 37215.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

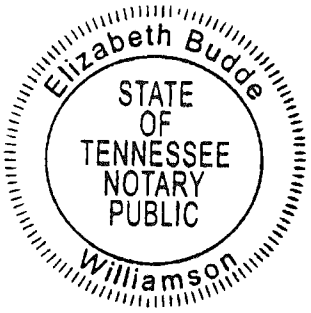
WITNESS my hand this 12th day of June, 2023.

James R. Carbine, Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust Agreement u/a dated April 21, 2009

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Carbine, as Trustee of the Samuel Harve Carbine 2009 Irrevocable Trust Agreement, 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 on this 12 day of June, 2023.



Notary Public

My Commission Expires: 11-3-25

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 13, 2023.

6-13-2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of June, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

