NEW OWNERS:
Ray and Charlotte Carlson
2012 Family Trust
2314 Woodmont Drive
Springfield, Tennessee 37172

SEND TAX NOTICE TO:
Ray and Charlotte Carlson
2012 Family Trust
2314 Woodmont Drive
Springfield, Tennessee 37172

Map No. 016
Parcel No. 207.00

THIS INSTRUMENT PREPARED BY:
JEROME M. CONVERSE
Attorney at Law, #13753
514 South Main Street
Springfield, Tennessee 37172
Phone: 615.384.8861
**(From Information Provided by Grantors)**
**NO TITLE CHECK and NO CLOSING**

QUITCLAIM DEED

THIS INDENTURE is made this the 16th day of August, 2023, between RAY HENRY CARLSON, joined by his wife, CHARLOTTE ANNE CARLSON, residents of Robertson County, Tennessee, Party of the First Part; and RAY AND CHARLOTTE CARLSON 2012 FAMILY TRUST dated November 9, 2012 and first amended October 20, 2020, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00) to him in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED, and does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, RAY AND CHARLOTTE CARLSON 2012 FAMILY TRUST dated November 9, 2012 and first amended October 20, 2020, its successors and assigns, their entire interest in a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Karen Johnson Davidson County
Batch# 1041010 DEEDQC
08/22/2023 08.56 35 AM 3 pgs
Fees $17 00 Taxes $0 00



20230822-0065323

**Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Ridgeview Estates, Section II, Phase II, as shown by plat of record in Plat Book 6200, Page 692, corrected by Surveyor's Certificate of Correction of record in Book 7495, Page 740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Ray Henry Carlson, a married man, by Shelby Porter and William Porter, husband and wife, in a Warranty Deed of record in Instrument No. 20200320-0031018, Register's Office for Davidson County, Tennessee. Charlotte Anne Carlson joins in this conveyance for the purpose of conveying any marital interest she has in the above property.**

**This conveyance is subject to any and all existing easements and restrictions as shown of record.**

**This is improved property, known as 7021 Lama Terra Ct., Goodlettsville, Tennessee 37072.**

IN WITNESS WHEREOF, the said Party of First Part and Party of the Second Part have hereunto set his hand and seal the day and year first above written.

RAY HENRY CARLSON

Charlotte Anne Carlson

CHARLOTTE ANNE CARLSON

STATE OF TENNESSEE )
COUNTY OF Robertson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAY HENRY CARLSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of August, 2023.

Lisa Baker

NOTARY PUBLIC

LISA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 11/19/2024

STATE OF TENNESSEE )
COUNTY OF Robertson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE ANNE CARLSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of August, 2023.

Lisa Baker
NOTARY PUBLIC

LISA BAKER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 11/19/2024

STATE OF TENNESSEE )
COUNTY OF Robertson )

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

SUBSCRIBED and SWORN to before me this the 16th day of August, 2023.

Lisa Baker
NOTARY PUBLIC/Register

My Commission Expires: 11/19/2024

LISA BAKER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY