ADDRESS NEW OWNER:
Alejandra Carmenate
3064 Anderson Road
Nashville, TN 37217

Map-Parcel No: 150-06-0-062.00

SEND TAX BILLS:
Alejandra Carmenate
3064 Anderson Road
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1046258 DEEDQC
09/05/2023 12:20 03 PM 3 pgs
Fees. $17 00 Taxes $0.00
20230905-0069369

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **RACIEL CARMENATE,** a divorced person, hereinafter referred to as the "Grantor", his heirs and assigns, for and in consideration of the Martial Dissolution Agreement and Final Decree of Divorce entered into between the parties, do hereby quitclaim and convey unto **ALEJANDRA CARMENATE,** hereinafter the "Grantee" individually, her heirs and assigns, all right, title and marital interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being a single unnumbered lot unknown as Culver Parte as shown on the plan of record in Book 4715, Page 76, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 159.24 feet along Anderson road and extends back 187.54 feet along the West line and 244.53 feet along the East line to the rear line, measuring 179.62 feet thereon.
>
> BEING the same property conveyed to Brady's Infinite Solutions, LLC. a Tennessee limited liability company by Warranty Deed from Freda. J. Moody, an unmarried woman of record in Instrument No. 20180627-0061940 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 27, 2018.
>
> Being the same property conveyed to Alejandra Carmenate and Raciel Carmenate, wife and husband, by Warranty Deed from Brady's Infinite Solutions, LLC, a Tennessee Limited Liability Company, in Instrument No. 20190726-0073860, Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 26, 2019.

This conveyance is subject to: Taxes for the year 2023 not yet due and payable; Subject to all matters shown on the Plan of record in Plat Book 4715, Page 76, Register's Office for Davidson County, Tennessee; Easement to Columbia Gulf Transmission Company of record in Book 4550,

Page 876, in the Register's office for Davidson County, Tennessee; and any and all existing easements and restrictions as shown of record not stated herein.

This property is improved property known as 3064 Anderson Road, Nashville, TN 37217.

Witness my hand this 6th day of March 2023:

RACIEL CARMENATE

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raciel Carmenate to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 6th day of March 2023.

Notary Public
My Commission Expires: 1-28-26

STACEY ROBINSON BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

STATE OF TENNESSEE
COUNTY OF WILSON

I do hereby swear or affirm that this transfer is pursuant to Marital Dissolution Agreement and Final Decree of Divorce and is therefore exempt under TCA 67-4-409(a)(3)(E).

AFFIANT - Alejandra Carmenate

Subscribed and sworn to before me this 6th day of March 2023.

NOTARY PUBLIC
My Commission Expires: 1-28-26

STACEY ROBINSON BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

3This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889