Karen Johnson Davidson County
Batch# 1047339 DEEDQC
09/07/2023 11:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230907-0070164

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 565531597-77714619

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 086-16-0-023

QUIT CLAIM DEED

THIS DEED made and entered into on this 29 day of Aug, 2023, by and between **Kevin Carter and Kay K. Carter, husband and wife**, a mailing address of 4221 Valley Grove Drive, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Kevin Louis Carter and Kay Keisha Carter, as Trustees of The Trinity Lovely Libra Trust, dated 8.29.23, and any amendments thereto**, a mailing address of 4221 Valley Grove Drive, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4221 Valley Grove Drive, Hermitage, TN 37076

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20181226-0124845, recorded on 12/26/2018 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kevin Carter

Kay K. Carter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Kevin Carter and Kay K. Carter, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 29 day of Aug, 2023.

Suzanne Anderson
Notary Public
My Commission expires: 07.07.2027

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF davidson

Sworn to before me this 29 day of Aug, 2023.

Suzanne Anderson
Notary Public
My Commission Expires: 07.07.2027

SUZANNE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Kevin Louis Carter and Kay Keisha Carter
4221 Valley Grove Drive
Hermitage, TN 37076

Name and address of property owner:

Kevin Louis Carter and Kay Keisha Carter
4221 Valley Grove Drive
Hermitage, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 60 on the plan of Section One - Revised, Valley Grove of record in Plat book 5200, page 388, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

APN: 086-16-0-023

PROPERTY COMMONLY KNOWN AS: 4221 Valley Grove Drive, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, FRANK P. DEC, ESQ, 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 8/29/2023 (date of document).

Affiant Signature

9/7/2023
Date

State of NEW YORK

County of ERIE

Sworn to and subscribed before me this 29 day of SEPTEMBER, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/6/2025

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025