Karen Johnson Davidson County
Batch# 1061559 DEEDQC
10/17/2023 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081500

QUITCLAIM DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

File #DmyCD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mia Noel Carlson	**Same as New Owner**	
(NAME)	(NAME)	
4301 Glynda Drive		**061 07 0 202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNESTO CAPOTE, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **MIA NOEL CARLSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 19 on the Plan of Young-Dale Subdivision, of record in Plat Book 2330, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 72 feet on the westerly margin plan of Glynda Drive and runs back between lines 257.5 feet on the southerly line and 271.5 feet on the northerly line to a dead line in the rear, measuring 73.5 feet thereon.

Being the same property conveyed to ERNESTO CAPOTE, MARRIED, and MIA NOEL CARLSON, UNMARRIED, as joint tenants with rights of survivorship, by Warranty Deed from Ariana Homes, LLC, recorded September 24th, 2018, as Instrument No. 20180924-0094566, in said Register's Office for Davidson County, Tennessee.

The above-described property is not now nor has ever been the marital residence of the grantor herein.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 4301 Glynda Drive, Nashville, TN 37216.

Witness my/our hand(s) this the 12 day of Oct, 2023.

Ernesto Capote

Ernesto Capote

STATE OF FLORIDA

COUNTY OF Nassau

Before me personally appeared ERNESTO CAPOTE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of October, 2023.

Linda C Mayol

Notary Signature
My commission expires:

LINDA C. MAYOL
Notary Public - State of Florida
Commission # HH 018943
My Comm. Expires Aug 27, 2024
Bonded through National Notary Assn.

RETURN TO:
Mia Noel Carlson
4301 Glynda Drive
Nashville, TN 37216

True Copy Certification

I, **Kaz Arbogast,** 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 this the 12th day of October, 2023.

Affiant Signature
Date October 17, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025