Quitclaim Deed

Karen Johnson Davidson County
Batch# 1076683 DEEDQC
11/30/2023 10:31:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231130-0092467

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 15th day of November, 2023

Notary Public
My Commission Expires: 10/4/2027

STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr. STE 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Denise Carter 610 Vester Ave. Nashville, TN 37207	NEW OWNER	**071-10-0D-001.00-CO**

KNOW ALL MEN BY THESE PRESENTS that Denise Carter and Spencer Carter, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Denise Carter, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of the Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 610 Vester Avenue, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20180515-0046168, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 610 Vester Avenue, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20180515-0046158, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Denise Carter and Spencer Carter, husband and wife by Warranty deed from Roger M. Aver and Aimee C. Aver, husband and wife, of record in Instrument No. 202207070078567 Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on July 7, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property having a physical address of: 610 Vester Avenue, Nashville, Tennessee 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 15th day of November 2023.

Denise Carter

Spencer Carter

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said county and state, the within named Denise Carter and Spencer Carter, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 15th day of November 2023.

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson