Quitclaim Deed

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

20231130-0092469

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#
Spencer Carter 1527 23rd Ave N. Nashville, Tennessee 37208	NEW OWNER	**081-15-0-410.00**

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 Spencer 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 more particularly described as follows:

BEING Lot Numbered "Twenty-Three' (23) in the Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, the Plan of which is of record in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts thirty-eight feet on the south side of Heiman Street and extends back southwardly between parallel lines 153.3 feet, more or less, on the eastern margin, and 153 feet, more or less, on the western margin to an alley in the rear.

BEING the same property conveyed to Denise Carter and Spencer Carter, by Warranty Deed from PNI, LLC., a Tennessee limited liability company, dated 12/30/2021 and recorded 1/10/2022 in Instrument Number 20220110-0002755, Register's Office for Davidson County, Tennessee. ALSO BEING the same property conveyed to PNI, LLC, a Tennessee limited liability company, by Warranty Deed from Chapman Development, LLC, a Tennessee limited liability company, dated

9/7/2021 and recorded 9/10/2021 in Instrument Number 20210910-0121471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property having a physical address of: 1615 Heiman Street, Nashville, Tennessee 37208.

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