Box 10-B

Karen Johnson Davidson County
Batch # 1104233 DEEDQC
02/23/2024 01:10:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240223-0012550

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Judy C. Carver Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF **FEBRUARY, 2024.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUDY C. CARVER HOLT	**SAME**	**090 16 0 200.00**
(NAME) **8044 POPLARWOOD RD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221-4684**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RICHARD LEA CARVER, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JUDY C. CARVER HOLT,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 502 on the Plan of Charlotte Park, Section VII, of record in Book 2663, page 122, Register's Office for said County.

Said Lot No. 502 fronts 74 feet on the southeasterly side of Achievement Drive and runs back 151.3 feet on the northeasterly line and 127.5 feet on the southwesterly line, to a dead line in the rear on which it measures 75.4 feet.

Being the same property conveyed to Oscar Lea Carver and wife, Betty Ruth Carver, by deed dated July 21, 1959 from Martin Construction Company, of record in Book 2926, page 599, Register's Office for Davidson County, Tennessee.

The said Betty Ruth Carver having died on April 29, 2023, leaving Oscar Lea Carver the surviving tenant by the entirety. Oscar Lea Carver's son, Richard Paul Carver, predeceased him, having died February 28, 2013, leaving his only child Richard Lea Carver as his sole heir at law. Oscar Lea Carver died June 11, 2023, leaving his daughter, JUDY C. CARVER HOLT, and his grandson, RICHARD LEA CARVER, as his sole heirs at law.

See Durable Power of Attorney for Richard Lea Carver of record as Instrument No. 20240208-0008983, Register's Office for Davidson County, Tennessee.

See Affidavit of Heirship as to the Heirs at Law of Oscar Lea Carver, Betty Ruth Carver and Richard Paul Carver being recorded simultaneously herewith as Instrument No. 20240223-0012549, Register's Office for Davidson County, Tennessee.

This is the same legal description as the prior deed.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( ).
This is improved(X) property known as **530 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of **February, 2024.**

Richard Lea Carver

By Alevia Orr, his attorney in fact

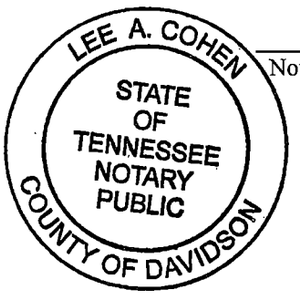
RICHARD LEA CARVER
BY: ALEVIA ORR, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of February, 2024, before me personally appeared **ALEVIA ORR, Attorney in Fact for Richard Lea Carver,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard Lea Carver, and who acknowledged that she executed the same as the free act and deed of Richard Lea Carver.

Witness my hand and official seal at Nashville, Tennessee this 23 day of February, 2024.

My commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public