Karen Johnson
Batch # 1127612
04/26/2024 08:20:30 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240426-0030145

This Instrument Prepared By:

Edward A. Hadley
North, Pursell, & Ramos, PLC
Philips Plaza
414 Union Street, Suite 1850
Nashville, Tennessee 37219

QUITCLAIM DEED

Address of New Owner	Send tax bills to:	Map-Parcel Numbers
Melrose Property Management, LLC 4005 Newman Place Nashville, TN 37204	Melrose Property Management, LLC 4005 Newman Place Nashville, TN 37204	Tax Parcel ID No. 103 10 0 021.00

This instrument, made and entered into this 23rd day of April, 2024, by and between **Mary Truman Ward Carpenter**, married, ("Grantor") and **Melrose Property Management, LLC**, a Tennessee limited liability company, ("Grantee");

WITNESSETH:

For and in consideration of the sum of One Dollar ($1.00) the receipt and legal sufficiency of which are hereby acknowledged, and other good and valuable consideration, Grantor does hereby quitclaim, remise, release, relinquish, and convey unto Grantee, Grantee's successors and assigns, all of Grantor's interest, right, and title in the property, if any, in the real property located at 716 Branch Creek Road, Nashville, TN 37209, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, Brookside Courts Addition No. 3, as shown on plat of record in Plat Book 1835, Page 107, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Truman Ward Carpenter, married, by Warranty Deed from Mary Clare Pyron and Jeremiah Barrett Pyron, husband and wife, of record in Instrument Number 20200102-0000095, in Register's Office of Davidson County, Tennessee, dated December 31, 2019, and recorded on January 2, 2020.

Being the same property conveyed to Mary Clare Pyron, married, by Quitclaim Deed from William F. Carpenter, III, married, of record in Instrument No. 20160926-0101313, in Register's Office of Davidson County, Tennessee, dated September 22, 2016, and recorded on September 26, 2016.

William F. Carpenter, III, married, joins in this instrument for the purpose of quitclaiming any and all interest in said property, marital or otherwise, if any.

This quitclaim of title is possibly subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. Grantor makes no warranties, guarantees, or representations of any kind as to the accuracy or completeness of the information set forth below, and it is entirely the duty of the Grantee to determine the existence or applicability of any such regulations, restrictions, setbacks, conditions, covenants, easements, rights of way, and other such encumbrances upon the quitclaimed land set forth above.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated § 67-5-605 et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 3, as recorded in Plat Book 1835, Page(s) 107.

Easement for Joint Driveway, recorded in Book 5140, Page 382 and Book 5196, Page 658.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Mary Truman Ward Carpenter

Mary Truman Ward Carpenter

William F. Carpenter III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Mary Truman Ward Carpenter and William F. Carpenter, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he had the full authority to, and did, execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 23rd day of April, 2024.

Sandra Bolden

Notary Public

My Commission Expires: 09/07/24

SANDRA BOLDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Mary Truman W Carpenter

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 23rd day of April, 2024.

Sandra Bolden

Notary Public

My commission expires: 09/07/24

SANDRA BOLDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY