Karen Johnson Davidson County
Batch# 1136500 DEEDQC
05/20/2024 08:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240520-0037018

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brian Kristen McCarter** ("Grantors"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Brian McCarter and Kristen McCarter, husband and wife,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of the Chadwell Place, as of record in Book 547, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of Idlewild Avenue, at an iron pin at the southeasterly corner of the property conveyed to Knox by Deed in Book 1415, Page 2, Register's Office for Davidson County, Tennessee; thence along Knox's line, north 40 deg. West 255.3 feet to an iron pin; thence southwesterly 100 feet to a point; thence southeasterly 263 feet more or less to the margin of the said Idlewild Avenue; thence with the margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Kristen McCarter, by virtue of that certain Quit Claim Deed dated March 6, 2014, and being of record at Instrument No. 20140312-0020557 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17th day of **May, 2024.**

Kristen McCarter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kristen McCarter**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **May, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 17th day of **May, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**887 Idlewild Dr., Madison, TN 37115**
TAX PARCEL NO.:	**05205019600**
PROPERTY OWNER:	**Brian McCarter and Kristen McCarter**
OWNER'S ADDRESS:	**885 Idlewild Dr, Madison, TN 37115**
MAIL TAX BILLS TO:	**owners at owners address**

Certificate of Authenticity

I, Holly A. Mason, 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 May 17, 2024.

Affiant Signature

5/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

