BOX #14A

QUITCLAIM DEED

G#37459-2

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is –0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by the Fourth Circuit Court for Davidson County, Tennessee.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1181773 DEEDQC
09/16/2024 09:27:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240916-0071115

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Haley Davis	**"New Owner"**	**10409011000**
3727 Richland Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF –0- DOLLARS, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE FINAL DECREE OF DIVORCE ENTERED IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NUMBER 23D-982,

William Edward Carpenter a/k/a William Carpenter, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Elizabeth Haley Davis, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 18 of Block 7, Division "A", on the Plan of Richland Realty Company Division "A", on the Plan of Richland Realty Company Division "A". of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated December 21, 1978, as follows:

BEGINNING at an iron pin in the right-of-way intersection of Richland Avenue and Christopher Street; thence, with the South margin of Richland Avenue, North 62 deg. 47 min. 10 sec. East 50.01 feet to an iron pin; thence, leaving said South margin along the West line of G. R. Coult's property as recorded in Book 2302, Page 295, said Register's Office, South 27 deg. 13 min. 40 sec. East, 200.13 feet to an iron pin located in the North line of M. L. and L. E. Slanigan as recorded in Book 1258, Page 34, said Register's Office; thence, along Slanigan's North line South 63 deg. 01 min. 34 sec. West, 50.04 feet to an iron pin in the East margin of Christopher Street; thence, along said margin North 27 deg. 13 min. 02 sec. West, 199.93 feet to the POINT OF BEGINNING, containing 10,006 square feet (0.23 acres), more or less.

BEING all of the same property conveyed to William Carpenter and Elizabeth Haley Davis, joint tenants with rights of survivorship, by Warranty Deed dated September 28, 2021, from Daniel J. McCormick and wife, Carrie S. McCormick, of record in Instrument No. 20210929-0131241, Register's Office for Davidson County, Tennessee.

THE said William Edward Carpenter (a/k/a William Carpenter) and Elizabeth Haley Davis having since divorced and, pursuant to a Final Decree of Divorce and Marital Dissolution Agreement entered in Docket No. 23D-982, dated March 13, 2024, in the Fourth Circuit Court for Davidson County, Tennessee, Nashville, the said William Carpenter shall sign a Quitclaim Deed divesting all of his right, title and interest in the above property to Elizabeth Haley Davis.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances that may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **3727 Richland Ave, Nashville, TN 37205**.

Witness my/our hand(s) this 9th day of September, **2024.**

W. E. Carpenter

William Edward Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Edward Carpenter,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, **2024.**

Katherine Goodson

Notary Public

My Commission Expires: Nov. 2, 2026