Karen Johnson Davidson County
Batch# 1182569 DEEDQC
09/17/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0072081

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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615.208.4532 | ELIZABETH@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 17, 2024.

Notary Public

My Commission Expires:

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-10-2027

New Owner Address:
Carnes Family Trust
3730 Central Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104-09-0-25

QUITCLAIM DEED

John P. Carnes, Jr., and wife, Nedra Catrett Carnes (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Carnes Family Trust**, dated September 17, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 17, 2024**.

John P. Carnes, Jr.

Nedra Catrett Carnes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John P. Carnes, Jr. and Nedra Catrett Carnes**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 17, 2024.

Notary Public

My Commission Expires: _____

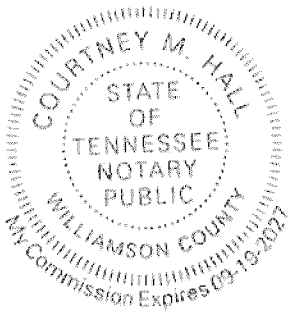


EXHIBIT A

Being the easterly 10 feet of Lot No. 224 and the westerly 45 feet of Lot No. 225 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 55 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to John P. Carnes Jr., and wife, Nedra Catrett Carnes, in order to create a tenancy by the entirety, from John P. Carnes, Jr. by deed of record in Instrument No. 20030110-0004497, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 3730 Central Avenue, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 September 17, 2024.

Affiant Signature

Sept. 17, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 17, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027