Box #14

4884-3

QUITCLAIM DEED

Karen Johnson
Batch # 1203219
11/12/2024 10:32:51 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241112-0087657

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 12 day of November, 2024.

Notary Public

My commission expires: Sept. 8th 2026

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 Number
Carbine Investments, LLC	**NEW OWNER**	**051-08-0-168.00**
1931 Castleman Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Samuel Carbine, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Carbine Investments, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to wit:

Situated in Davidson County, Tennessee, being Lot No. 2 on the Plan of Core Subdivision, not of record, and being more fully described by survey by Southern Land and Associates, dated April 28, 1975, as follows:

Beginning at a point 277 feet from the Easterly margin of Argyle Ave; thence running along the Southerly margin of East Due West Avenue 75 feet; thence running back between parallel lines measuring 150 feet to a dead line in the rear measuring 75 feet.

Being the same property conveyed to Samuel Carbine, an unmarried man, by Warranty Deed from Volstate Realty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230202-0007853 Register's Office for Davidson County, Tennessee, dated February 2, 2023 and recorded on February 2, 2023.

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

THIS INSTRUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

This is improved property known as: 208 Montague Way, Madison, TN 37115.

Witness my/our hand(s) this 6th day of November, 2024.

Samuel Carbine

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 Samuel Carbine, an unmarried man, 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 6th day of November, 2024.

Notary Public

My Commission Expires: Sept. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY