Karen Johnson Davidson County
Batch# 1207225 DEEDQC
11/20/2024 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090573

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Vincent Carter and Dannielle Carter 1455 Janie Avenue Nashville, TN 37216	CMG Mortgage Inc. dba CMG Home Loans 3160 Crow Canyon Road #400 San Ramon, CA 94583	072-04-0-278.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alan Skolnick, a married man,** by these presents do hereby quitclaim and convey unto **Vincent Carter and Dannielle Carter, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 33 of Block D on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 100 feet on the Easterly side of Janie Avenue and runs back 175 feet on the Northerly line, and 185.7 feet on the Southerly line, to the westerly line of the property conveyed to Charles S. Whitaker and wife, by deed from A. C. Breast and wife, of record in Book 1272, Page 204, said Register's Office, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Peter A. King, unmarried by Warranty Deed from Joyce Celmence Ashburn, unmarried of record in Instrument No. 20141112-0104530 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014.

Being the same property conveyed to Vincent Carter and Dannielle Carter, husband and wife and Alan Skolnick, a married man by Warranty Deed from Peter A. King, an unmarried man of record in Instrument No. 20221206-0127287 Register's Office for Davidson County, Tennessee, dated December 5, 2022 and recorded on December 6, 2022.

Being also known as 1455 Janie Avenue Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 6TH day of November, 2024.

Affiant

My commission expires:

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2024.

Alan Skolnick

Alan Skolnick

STATE OF MA
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alan Skolnick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2024.

Notary Public

My Commission Expires: 08/02/2030

JOHN CODY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 2, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 1. 2024.

Affiant Signature

19th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

