Karen Johnson Davidson County
Batch # 1216556 DEEDQC
12/16/2024 11:15:02 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241216-0097356

This instrument was prepared by:
Heather Carver
3635 Baxter Rd
Joelton, TN 37080

Once recorded, return to:
Heather Carver
3635 Baxter Rd
Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
[signature], Affiant
Subscribed and sworn before me this the
16 Day of December, 2024.
[signature], Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten ~~Two hundred thousand~~ US Dollars ($ ~~200,000.00~~) in hand, paid to Heather Lynn Carver and Michael Ray Carver II, a married couple with an address of 3635 Baxter Rd Joelton, TN 37080 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Carver Construction Company, a Tennessee Corporation with an address of 1116 Main Street, Pleasant View, TN 37146 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number #00800009400

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Carver Construction Company

Address: PO Box 184, Joelton, TN 37080

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 11/18/24

Printed Name: Heather L. Carver

Grantor Signature: _____ Date: 11/18/24

Printed Name: Michael R. Carver

1st Witness Signature: _____ Date: 11-18-24

Printed Name: Amanda Standley

2nd Witness Signature: _____ Date: 11-18-24

Printed Name: Alexandria Carver

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Cheatham)

On 11/18/2024 before me, Rosemary England,
personally appeared Heather Carver, Michael Carver, Amanda Standley, Alexandra Carver
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Rosemary England

My Commission Expires 03/08/2025

(Seal)
ROSEMARY ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 3-8-2025

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Subdivision: S/S BAXTER ROAD E. OF FITZGERALD ROAD Calculated Acres: 0.00300 Deeded Acres: 0.03 Map No: 8 Parcel No: 94.00

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20199-LV

Karen Johnson Davidson County
Batch# 968411 DEEDWARR
02/07/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20230207-0008955

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Katherine B. Smith
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Carver and Heather Carver 3635 Baxter Road Nashville, TN 37080	Address of new owner	008 00 0 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Laura Lyn Fosbinder, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Carver and Heather Carver, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Alice T. Baxter Farm, shown on a map by Parrish Engineers, dated June 14, 1966, described as follows:

Beginning at a point in the center of Baxter Road, at the common corner of Tract 1 and 2; thence with the line between said Tracts, South 2 degrees 46 minutes West, 830.6 feet to a point in the rear line of Tract 5; thence with the line between Tracts 2 and 5, North 26 degrees 04 minutes West 137 feet to a corner of Lots 4 and 5; thence with the line between Tracts 2 and 4, North 21 degrees 14 minutes West 355.1 feet to a corner of Tract 3 and 4; thence with the line between Tracts 2 and 3, North 3 degrees 46 minutes East 400 feet to the centerline of Baxter Road; thence with the centerline of the same, South 84 degrees 38 minutes East 205 feet to the point of beginning, containing 3 acres more or less.

Being the same property conveyed to Laura Lyn Fosbinder, unmarried by Warranty Deed from Michele L. Coon, unmarried of record as Instrument No. 20020607-0069502 in the Register's Office for Davidson County, Tennessee, dated May 30, 2002 and recorded on June 7, 2002.

Kim Fosbinder joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **3657 Baxter Road, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said