Karen Johnson Davidson County
Batch# 1221996 DEEDQC
12/31/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20241231-0101536

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2024. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: James Gosnell 206 Tigerville Road Travelers Rest, SC 29690	Send Tax Bills To: New Owner 206 Tigerville Road Travelers Rest, SC 29690	Tax Information: 135 00 0 253 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CAROLINA BUILDING & RESTORATION, INC., a South Carolina corporation** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **JAMES GOSNELL, married**, his heirs and assigns, a 20% undivided tenant in common interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. A2 on the Plan of Final Plat, Resubdivision of Lot 3, Nashboro Square, as shown on Plat of record in Instrument No. 20170203-0011915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Together with the appurtenant easements as set forth in Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 20031015-0153147, Register's Office for Davidson County, Tennessee.

Together with the appurtenant easements as set forth in Declaration of Reciprocal Easement, Access and Maintenance Agreement of record in Instrument No. 20050520-0057418, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolina Building & Restoration, Inc., a South Carolina corporation, by deed dated December 28, 2018, from TIC Nashville SW, LLC, a Tennessee limited liability company, as to a 20% undivided tenant in common interest, of record in Instrument No. 20190107-0001610, Register's Office for Davidson County, Tennessee.

This is improved property known as 2332 Murfreesboro Pike, Nashville, TN 37217.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of December, 2024.

GRANTOR:

CAROLINA BUILDING & RESTORATION, INC. , a South Carolina corporation

By: _____
James Gosnell, President

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, James Gosnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the President of Carolina Building & Restoration, Inc., a Soutth Carolina corporation, the maker or a constituent of the maker, and that he is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute the foregoing instrument on behalf of the maker for the purposes therein contained.

Witness my hand and seal, at office, this the 30th day of December, 2024.

_____
Notary Public

My Commission Expires: 1/28/2026

KATHY P. SPICER NOTARY PUBLIC My Commission Expires 01/28/2026 SOUTH CAROLINA

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. NEITHER MUDTER, PATTERSON & COX, PLLC, NOR GERALD G. PATTERSON, ATTORNEY, SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Tennessee Certification of Electronic Document

I, George Mudter, 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 Dec. 30th, 2024 (date of document).

Affiant Signature

12/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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