AFTER RECORDING RETURN TO:
Don Carter and Stephanie Carter
1431 Ocoee Trail
Nashville, TN 37115
File No. R-264884-SFB

Karen Johnson Davidson County
Batch# 1254661 DEEDQC
04/01/2025 09:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250401-0024444

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053 14 0 067.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 7 day of March 2025, by and between **Don Carter, a married man joined in execution by his spouse, Stephanie Carter,** residing at 1431 Ocoee Trail, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Don Carter and Stephanie Carter, husband and wife, as joint tenants with right of survivorship,** residing at 1431 Ocoee Trail, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1431 Ocoee Trail, Nashville, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Don Carter

Don Carter

Stephanie Carter

STATE OF ALABAMA
COUNTY OF MOBILE
BD 03/07/2025

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Don Carter** and ~~**Stephanie Carter**~~ the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in MOBILE, AL, this 7 day of MARCH, 2025.

BA

Notary Public

My Commission expires: 10/02/2028

BRIAN DORGAN NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 10-02-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Don Carter
Affiant

Print Name: Don Carter

STATE OF ALABAMA
COUNTY OF MOBILE

Subscribed and sworn to before me this 7 day of March, 2025

BL
Notary Public
My Commission Expires: 10/02/2028

BRIAN DORGAN NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 10-02-2028

Name and address for person(s) responsible for taxes:

Don Carter and Stephanie Carter
1431 Ocoee Trail
Nashville, TN 37115

Name and address of property owner:

Don Carter and Stephanie Carter
1431 Ocoee Trail
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Don Carter, 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 March 7, 2025 (date of document).

Don Carter
Affiant Signature

03/07/2025
Date

STATE OF Alabama
COUNTY OF Mobile

Subscribed and sworn to before me this 7 day of March, 2025.

BL
Notary Public
My Commission Expires: 10/02/2028

BRIAN DORGAN
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-02-2028
ALABAMA STATE AT LARGE

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF MADISON, COUNTY DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 IN THE UNRECORDED MAP OR PLAN OF NAWAKWA HILLS, POWWOW ADDITION, SECTION 6, BEING A SUBDIVISION OF PART OF A TRACT OF LAND, AS FOLLOWS: SAID LOT NO. 179 FRONTS 50 FEET ON THE EASTERLY SIDE OF OCOEE TRAIL AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE AND MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DON CARTER, A MARRIED MAN, FROM STEPHANIE CARTER, A MARRIED WOMAN, BY DEED DATED JUNE 5TH, 2008 AND RECORDED ON JUNE 27TH, 2008 IN INSTRUMENT NO. 20080627-0066360.

Parcel ID Number: 053 14 0 067.00

Property commonly known as: 1431 Ocoee Trail, Nashville, TN 37115

Acknowledgement

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 Davidson

On 12th March 2025 before me, Angie Seriana

(Insert name and title of the officer)

Personally appeared Stephanie Carter

who proved to me on the basis 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 PEANLTY OF PERJURY under the laws of the State of Tennessee

that foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Angie Seriana (Seal)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY