THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed*	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Kevin B. Carson Affiant Subscribed and sworn to before me, this 22nd day of August, 2023. Notary Public My Commission Expires: 9/8/25 DAVID J POWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: Kevin Carson 208 Chapel Avenue Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 083 06 0 111.00

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, **Kevin Carson, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kevin Carson, unmarried** his heirs and assigns, all of his interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the easterly side of Hunter or Chapel Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elmer F. Carson and wife, Dorlene H. Carson, by Warranty Deed from Annie Lee Horner of record in Book 4527, Page 247 , Register's Office for Davidson County, Tennessee, dated August 9th, 1971 and recorded on August 9th, 1971.

Elmer F. Carson having died April 18th, 2008. Property passed to Dorlene H. Carson as the surviving tenant by the entirety. Dorlene H. Carson having died intestate October 20th, 2010. Her interest in the subject property passed to her children, Kevin Carson, Paul Carson, and Karen Carson. See Affidavits of Heirship of record in Instrument Nos. 20230831-0068300 and 20230831-0068301, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
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20230831-0068306

Karen Carson having died March 19th, 2016 intestate. Her interest in subject property passed to her brothers, Kevin Carson and Paul Carson. See Affidavits of Heirship of record in Instrument Nos. 20230831-0068302 and 20230831-0068303, Register's Office of Davidson County, Tennessee.

Paul Carson having died February 20th, 2022 intestate His interest in subject property passed to his brother, Kevin Carson. See Affidavits of Heirship of record in Instrument Nos. 20230831-0068304 and 20230831-0068305, Register's Office of Davidson County, Tennessee.

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 22nd day of August 2023.

Kevin B Carson

Kevin Carson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kevin Carson**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of August 2023.

David J Power

Notary Public

My Commission Expires: 9/8/25

DAVID J POWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY