This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1067652 DEEDQC
11/02/2023 12:15:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20231102-0085878

New Owner:	Send Tax Bill:	Map-Parcel
Terry B. Carty and Anne N. G. Carty, Trustees of the Carty Joint Revocable Living Trust dated October 26, 2023, and any amendments thereto 7372 Riverfront Drive Nashville, TN 37221	TAX DEPARTMENT 3001 HACKBERRY RD. IRVING, TX 75063 PHONE: 1-866-801-1373 FAX: 1-817-826-0460	126 16 0A 571.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 26th day of October 2023.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **TERRY B. CARTY** and **ANNE N. G. CARTY,** husband and wife (Grantors), by these present do hereby quitclaim and convey unto **TERRY B. CARTY AND ANNE N. G. CARTY, TRUSTEES OF THE CARTY JOINT REVOCABLE LIVING TRUST DATED OCTOBER 26, 2023, AND ANY AMENDMENTS THERETO**, (Grantee), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 206, as shown on the map entitled Final Plat Riverwalk Phase 4A, of record in Instrument No. 20060214-0017733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TERRY B. CARTY and wife, ANNE N. G. CARTY, by deed from ROBERT LOUIS CATANZARO, JEAN MARIE CATANZARO, VINCENT JOSEPH CATANZARO, JUDY ANN MASTROMATTO, JANET MERCEDES HUFFER, JOAN ELIZABETH MELOGRANA, PAUL SCOTT CATANZARO, JOHN JAMES CATANZARO, JOYCE LYNN MITCHELL, JANE CATANZARO-DELANEY and NEKO CATANZARO, of record in Instrument No. 20170605-0055792, dated June 1, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Instrument No. 20060214-0017733, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105¬012083 and amended as Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308¬0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, said Register's Office.

Landscape, Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, said Register's Office.

Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register' s Office for Davidson County, Tennessee.

Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.

Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register' s Office.

Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register' s Office.

Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register' s Office for said County.

Easements and Rights granted to Tennessee Electric Power Company as set forth in

Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register' s Office for said County.

This is improved property located at 7372 Riverfront Drive Nashville TN 37221.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 26 day of OCTOBER, 2023.

By: _____
TERRY B. CARTY

By: _____
ANNE N. G. CARTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry B. Carty and Anne N. G. Carty, with whom I am personally acquainted, (or provided by sufficient evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 26th day of October, 2023.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025