Karen Johnson Davidson County
Batch# 1116471 DEEDQC
03/28/2024 12:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240328-0021680

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Numbers:
JAC and SSC Community Property Trust John Albert Carpenter and Sandra Sipe Carpenter, Co-Trustees 5305 Confederate Drive Nashville, TN 37215	Same	145 14 0 020.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JOHN A. CARPENTER, and wife, SANDRA S. CARPENTER, by these presents do hereby quitclaim, and by these presents transfer and convey unto John Albert Carpenter and Sandra Sipe Carpenter, as Co-Trustees of the JAC AND SSC COMMUNITY PROPERTY TRUST, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 5305 Confederate Drive, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of March, 2024.

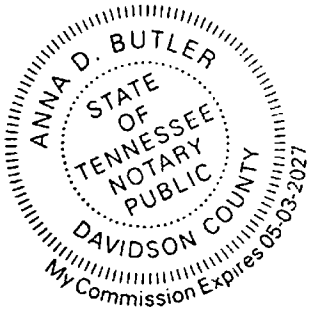
JOHN A. CARPENTER

Sandra S. Carpenter
SANDRA S. CARPENTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOHN A. CARPENTER and SANDRA S. CARPENTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of March, 2024.



Notary Public
My Commission Expires: 05.03.2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 26th day of March, 2024.



Notary Public
My Commission Expires: 05.03.2027

EXHIBIT A

Land in Davidson County, Tenn., being Lot No. 166 on the Plan of Tyne Valley Estates, Sec. 10, as of record in Book 3700, page 136, Register's Office for said county.

Said Lot No. 166 fronts 243 feet along the curving westerly margin of Confederate Drive and runs back 280 feet on its northerly line and 270.4 feet on its southerly line to a line at the rear measuring 185.1 feet thereon.

Being the same property conveyed to John A. Carpenter and wife, Sandra S. Carpenter, by Warranty Deed from Thomas J. McCabe and wife, Jane H. McCabe, dated June 8, 1973, of record in Book 4716, pages 855-856, said Register's Office.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 26, 2024.

Date: March 28, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On March 28, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24