This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1239587 DEEDQC
02/21/2025 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250221-0012985

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Richard W. Carpenter and Jessica Brito Trustee of the Marital Trust for Ellen U. Davis U/W dated July 9, 2019 PO Box 490 Hohenwald, TN 38462	Richard W. Carpenter and Jessica Brito Trustee of the Marital Trust for Ellen U. Davis U/W dated July 9, 2019 PO Box 490 Hohenwald, TN 38462	085-00-0-099.00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RICHARD W. CARPENTER, SR.** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **JESSICA BRITO, TRUSTEE OF THE MARITAL TRUST FOR ELLEN U. DAVIS U/W DATED JULY 9, 2019** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) a **one percent (1%) undivided interest** in all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2025 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of February, 2025, but is effective as of the 12th day of February, 2025.

GRANTOR:

RICHARD W. CARPENTER, SR.

STATE OF Georgia)
COUNTY OF Pike)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared RICHARD W. CARPENTER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of February, 2025.

Susan M. Davis
NOTARY PUBLIC

My Commission Expires:
Feb. 27, 2028

SUSAN M DAVIS NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 27, 2028 PIKE COUNTY, GEORGIA

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 21 day of February, 2025.

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-21-2028

Affiant

Notary Public

My Commission Expires: 10-21-28

EXHIBIT "A"

Legal Description of the Property

Land located in Davidson County, Tennessee as follows:

Being a Tract of Land known as Lot 12 of the First Revision of Lots 7, 11 and 12 "Jackson Downs Commercial" as of record in Plat Book 8250, Page 921, Register's Office for Davidson County, Tennessee being the same Lot 12 as shown on the Final Plat of Jackson Downs Commercial of record in Plat Book 9700, page 526 said Register's Office.

Being the same property conveyed to Richard W. Carpenter, Sr., an individual, a fifty-one percent (51%) undivided interest by Quitclaim Deed from Carpenter Investments, LLC, a Georgia Limited Liability Company of record in Instrument No. 20150904-0090372, Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 04, 2015.

Being the same property conveyed to Jessica Brito as Trustee of the Marital Trust for Ellen U. Davis u/w dated July 9, 2019 by Executor's Deed from Jessica Brita, as Co-Executor, Thomas C. Scott, as Co-Executor and Lesa H. Skoney, as Co-Executor of the Estate of Richard Scott Davis, Jr., deceased, File No. 22-P-188 of the Seventh Circuit Court for Davidson County, Tennessee Probate Division of record in Instrument No. 20220914-0102501, Register's Office for Davidson County, Tennessee, dated June 27, 2022 and recorded on September 14, 2022.

Address of Property: 3169 Lebanon Pike, Nashville, Tennessee 37214

Tax Parcel Id: 085-00-0-099.00

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 February 12, 2025 (date of document).

Carole M. Maxson

February 21, 2025

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On February 21, 2025, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 10.21.28

