Karen Johnson Davidson County
Batch # 1279596 DEEDQC
05/30/2025 11 15 17 AM 2 pgs
Fees $12 00 Taxes $0 00
20250530-0042598

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Mary P. Carter
MARY P. CARTER, AFFIANT

Subscribed and sworn to before me, this 27th day of May 2025.

Hannah Benson
NOTARY PUBLIC

My Commission Expires: 11/8/28

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARY PRISCILLA CARTER, TRUSTEE 1512 Wendell Ave., Nashville, TN 37206	New Owner	Map and Parcel No.: 073 13 0 054.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mary P. Carter, unmarried, ("Grantor") do hereby quitclaim, transfer and convey unto Mary Priscilla Carter, Trustee of the Mary Priscilla Carter Revocable Trust, created June 24, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1512 Wendell Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

Being Lot No. 3 on the Map of Dugger Heights, Section 2, of record in Book 1424, Page 135, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary P. Carter, unmarried, from James A. Ridley and wife, Beverly K. Ridley, by Warranty Deed, recorded in the Register's Office of said county and state at Book 6433, Page 66-68.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27th day of May 2025.

Mary P. Carter

Mary P. Carter, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary P. Carter**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of May 2025.

Hannah Benson

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028