Karen Johnson Davidson County
Batch# 1304305 DEEDWARR
08/01/2025 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250801-0060941

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.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Harriet Jane Carlton Affiant Sworn to and subscribed before me this July 30, 2025. Notary Public My Commission Expires 11-14-2028 ROBERT M. PAUTIENUS III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PHILIP LEE CARLTON II and HARRIET JANE CARLTON, Trustees		
CARLTON FAMILY LIVING TRUST dated February 24, 2004	SAME AS NEW OWNER	171-08-20.00
500 Green Apple Turn		6DU-78190
Brentwood, TN 37027		

WARRANTY 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, PHILIP L. CARLTON and wife, HARRIET J. CARLTON (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to PHILIP LEE CARLTON II and HARRIET JANE CARLTON, Trustees of the CARLTON FAMILY LIVING TRUST dated February 24, 2004 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 24 on the Plan of Saddlewood, of record in Book 5200, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to PHILIP L. CARLTON and wife, HARRIET J. CARLTON, by MICHAEL ALVIN WYSS and REBECCA ROMER WYSS, by Warranty Deed of record in Book 11465 Page 528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 5390, page 306; Plan of record in Plat Book 5200, page 128; all in the Register's Office for Davidson County,

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

The property is known as 500 Green Apple Turn, Brentwood, TN 37027.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on July 30, 2025.

Philip L. Carlton

Harriet J. Carlton

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 PHILIP L. CARLTON and HARRIET J. CARLTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 30, 2025.

NOTARY PUBLIC

My Commission Expires

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2026

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 July 30, 2025.

7/30/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Public

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027