Karen Johnson Davidson County
Batch# 1317790 DEEDQC
09/03/2025 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250903-0070240

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Lynn Carter-Wilson Affiant Subscribed and sworn to before me, this 26th day of August, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lynn Carter-Wilson, Trustee 7521 Woodstream Drive Nashville, TN 37221	SAME	126 16 0A 314.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lynn Carter-Wilson**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lynn Carter-Wilson, Trustee of the Lynn Carter-Wilson Living Trust, established by the Revocable Trust Agreement of Lynn Carter-Wilson dated August 26, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of August, 2025.

Lynn Carter-Wilson

Lynn Carter-Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn Carter-Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of August, 2025.

My Commission Expires: _____

JEFFREY M. WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-30-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County. TN. BEING Lot No. 223. on the Plan of Final Plat of Riverwalk, Phase 2C. of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, TN. to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lynn Carter-Wilson by deed from The Jones Company of Tennessee L.L.C. of record as Instrument No. 20050426-0046323 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years: any and all easements and/or restrictions of record: and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 7521 Woodstream Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 August 26, 2025.

09/03/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

