Karen Johnson
Batch # 1327870
09/29/2025 01 04 16 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250929-0077341

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 CARL DOUGLAS CARNEY, AFFIANT Subscribed and sworn to before me, this 23rd day of September 2025. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CARL D. CARNEY, SR. and KIMBERLY CARNEY, CO-TRUSTEES 7244 Tolbert Road Nashville, TN 37209	New Owner	Map and Parcel No.: 114 00 0 222.00

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, Carl Douglas Carney, ("Grantor") do hereby quitclaim, transfer and convey unto Carl D. Carney, Sr. and Kimberly Carney, Co-Trustees of the Carl D. Carney, Sr. Revocable Trust, created September 23, 2025, 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 7244 Tolbert Road, Nashville, TN 37209, and more particularly described as follows:

A parcel of land in the 8th Civil District of Davidson County, Tennessee on the east side of the Tolbert Road and being further described according to a survey made by S. H. Hutchinson, July 20, 1965, as follows:

Beginning at a point in center of the Tolbert Road, said point being also in the south line of the Maggie Tolbert tract, and south 85 degrees east 67 feet from the north west corner of A. L. Carney's 5 acre tract, stake in line on east margin of road; thence with Maggie Tolbert's south line, south 85 degrees east 530 feet more or less to a large black locust tree in said line; thence leave the Maggie Tolbert line going as follows: South 7 degrees 30' east 87 feet to a stake, large black locust pointer; North 75 degrees west 297 feet to an iron stake; South 67 degrees 30' west 165 feet to a point in center of the Tolbert Road, fire plug in line on easterly margin of road; thence with the Tolbert Road, North 42 degrees west 155 feet, more or less, to point of beginning.

Containing .73 of an acre, being the same, more or less.

Being the same property conveyed to Carl Douglas Carney and wife, Jo-Ann Carney, from Andrew L. Carney and wife, Rethie Carney, by Warranty Deed recorded in the Register's Office of said county and state at Book 3918, Page 438-441. The said Jo-Ann Carney having since died on April 27, 2023, leaving Carl Douglas Carney as the surviving tenant. A copy of Jo-Ann Carney's death certificate is attached hereto as Exhibit A.

The said Carl Douglas Carney and Carl D. Carney, Sr. being one and the same person.

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 23rd day of September 2025.

Carl Douglas Carney, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

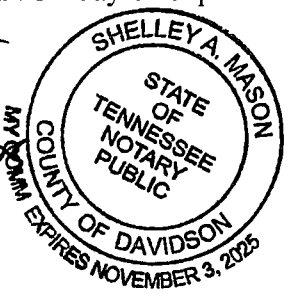
Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Carl Douglas Carney**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument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

Witness my hand and official seal at office, this 23rd day of September 2025.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2028



STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 026010

1 Decedent's Legal Name			2. Sex	3 Date of Death
JOANN CARNEY			FEMALE	04/27/2023
4 Time of Death (Approx.)	**5a Age**	**6 Date of Birth**	**7 Birthplace**	
12 01 PM	81	08/22/1941	NASHVILLE, TN	
8a Place of Death				
DECEDENT'S HOME				
8b Facility Name		**8c City or Town**	**8d County of Death**	
7244 TOLBERT ROAD		NASHVILLE	DAVIDSON	
9 Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b Kind of Business/Industry**	
MARRIED	CARL CARNEY SR	HOMEMAKER	OWN HOME	
12. Social Security Number	**13a Residence-State or Foreign Country**	**13b County**	**13c City or Town**	
	TENNESSEE	DAVIDSON	NASHVILLE	
13d Street and Number	**13e Inside City Limits?**	**13f Zip Code**	**14 Was Decedent ever in US Armed Forces?**	
7244 TOLBERT ROAD	YES	37209	NO	
15. Decedent's Education	**16 Decedent of Hispanic Origin?**	**17 Decedent's Race**		
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	BLACK OR AFRICAN AMERICAN		
18 Father's Name		**19 Mother's Name Prior to First Marriage**		
RICHARD HALL		EFFIE MAE FLEMING		
20a Informant's Name	**20b Relationship to Decedent**	**20c. Mailing Address**		
KIMBERLY CARNEY	DAUGHTER	284 COBBLE STONE PLACE DRIVE, GOODLETTSVILLE, TN 37072		
21a Method of Disposition	**21b Place of Disposition**	**21c Location**		
BURIAL	TOLBERT-CARNEY CEMETERY	GOODLETTSVILLE, TN		
22a Signature of Funeral Director	**22b License Number**	**22c Signature of Embalmer**	**22d License Number**	
▶ /e/ BYRETTIA LAWRENCE BROADY	5130	▶ /e/ TERRELL ANDRE BROADY	4117	
23a Name and Address of Funeral Home			**23b. License Number**	
TERRELL BROADY FUNERAL HOME, INC , 3855 CLARKSVILLE PIKE, NASHVILLE, TN 37218-2219			1137	
24 Registrar's Signature		**25 Date Filed**		
▶ /e/ EDWARD G BISHOP III		05/01/2023		

26. Certifier

26a ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWEEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

26b ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION IN MY OPINION, DEATH OCCURRED AT THE DATE TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

27a Certifier	27b License Number	27c Date Signed
▶ /e/ ROBERT FORTI	020029	05/01/2023

27d Name and Address
ROBERT FORTI 235 NOAH DRIVE SUITE 300, FRANKLIN, TN 37064

28 Part I ENTER THE CHAIN OF EVENTS (DISEASES INJURIES OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST RESPIRATORY ARREST OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY ENTER ONLY ONE CAUSE ON A LINE

		Approximate Interval Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions, if any leading to the cause listed on line a Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a	5 YEARS
	b	
	c	
	d	

Part II OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31 Did Tobacco Use Contribute to Death?	32. If Female		
NATURAL	UNKNOWN	NOT PREGNANT WITHIN PAST YEAR		
33 If Transportation Injury, Specify	**34a Date of Injury**	**34b Time of Injury**	**34c Injury at Work?**	**34d Place of Injury**
	34e Describe How Injury Occurred			**34f. Location of Injury**

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification Reproduction of this document is prohibited.

14996363

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued May-04-2023

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CERTIFICATION OF VITAL RECORD