Karen Johnson Davidson County
Batch# 1332431 DEEDQC
10/10/2025 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251010-0080962

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Bailey Kristine & Vincent Williams 3301 Calais Circle Antioch, TN 37013	New Owner	150090A02500CO

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANITA CARLSON AND DAVID RUSSELL, WIFE AND HUSBAND** (collectively, "Grantor"), does hereby quitclaim and convey unto **BAILEY KRISTINE WILLIAMS AND VINCENT WILLIAMS, WIFE AND HUSBAND** (collectively, "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 3301 Calais Circle, Antioch, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal descriptions. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 9th day of October, 2025.

GRANTOR:

Anita Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Anita Carlson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 9th day of October, 2025.

Notary Public

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

David Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared David Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 9th day of October, 2025.

Notary Public

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Perry
AFFIANT

Subscribed and sworn to before me, this 9th day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3290525.1

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Forest View Park, Section VII as of record in Plat Book 6900, page 162, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita Carlson and David Russell, wife and husband, by deed of record in Instrument No. 20250709-0054128, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Travis L. Strickler, 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 October 9, 2025 (date of document).

Affiant Signature

10/9/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/27

NOTARY'S SEAL

ELISE PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY