Karen Johnson Davidson County
Batch# 1360379 DEEDQC
12/22/2025 08:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251222-0101221

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, ~~information and belief, the actual consideration~~ for the transfer is $0.00.

Benjamin E. Carswell, Affiant

Subscribed and sworn to before me this 25th day of November, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Benjamin Edward Carswell, Co-Trustee Patricia Morgan Carswell, Co-Trustee 4019 Franklin Pike Nashville, TN 37204	Same	Map: 132-2 Parcel: 63.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Benjamin E. Carswell and wife, Patricia M. Carswell,** the "**Grantors**", do hereby convey and quitclaim unto **Benjamin Edward Carswell and Patricia Morgan Carswell, Co-Trustees of the Carswell Family 2025 CP Trust dated September 23, 2025**, a trust, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 25th day of November, 2025.

Benjamin E. Carswell

Patricia M. Carswell

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Benjamin E. Carswell and Patricia M. Carswell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 25th day of November, 2025.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee being Lot No. 6 on the Revised Plat of parts of Thompson's Glen Levan Subdivision, made October 1934, by W. B. Southgate, Surveyor, of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee and more fully described in Deed of record in Book 4903, page 7, re-recorded in Book 4912, page 649, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 250 feet on the west right-of-way line of the Nashville and Franklin Interurban Railway and runs back between parallel lines 340 feet to the line of Lot No. 14 on said Plat.

Being the same property conveyed to Benjamin E. Carswell and wife, Patricia M. Carswell, by Warranty Deed from Edward H. Zeagler and wife, Brenda Zeagler, of record in Instrument No. 00011012-0000360, dated July 3, 1998, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 4019 Franklin Pike, Nashville, Tennessee 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 November 25, 2025 (date of document).

Affiant Signature

Dec. 1, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

