QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1361736 DEEDQC
12/29/2025 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2025.

Notary Public

Date of Expiration:

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kate Lauren Pearlman	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	**072-04-0-259.00**
(NAME) **1416 Janie Avenue**	(NAME) **408 Highway 76**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carey Appel Pearlman, a married woman** ("Grantor") has/have bargained and sold, and by these presents do/does quitclaim and convey unto **Kate Lauren Pearlman, an unmarried woman** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot(s) 16, Block "E", as shown on the map entitled Country Club Estates, of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

BEING THE SAME property conveyed to Kate Lauren Pearlman, an unmarried woman, and Carey Appel Pearlman, a married woman, as joint tenants with right of survivorship by Warranty Deed from Madeline Merryman, married, and of record in Instrument Number 20251105-0088066, Register's Office for Davidson County, Tennessee, dated November 3, 2025 and recorded November 5, 2025.

Grantor hereby affirms that said property has never been a primary marital residence.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **1416 Janie Avenue, Nashville, TN 37216**

Witness our hands this the 22nd day of December, 2025.

Carey Appel Pearlman

Carey Appel Pearlman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carey Appel Pearlman, the within named bargainor, 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, this the 22nd day of December, 2025.

TAMMY L CARNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public
My Commission Expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 22nd day of December, 2025.

Affiant Signature

Date 12/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027