Karen Johnson Davidson County
Batch# 1365090 DEEDWARR
01/05/2026 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20260105-0000289

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38984	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 2nd day of January, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blaine H. Smith, Trustee of the Duquaine Trust 21 Platform Way South Suite 3500 Nashville, TN 37203	New Owner Attn: Blaine H. Smith 21 Platform Way South Suite 3500 Nashville, TN 37203	Map and Parcel No.: 11514007700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Devin Carty and Jessica Carty, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Blaine H. Smith, Trustee of the Duquaine Trust u/a/d December 8, 2025 ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6723 Duquaine Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of January, 2026.

GRANTOR:

Devin Carty

Jessica Carty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Devin Carty and Jessica Carty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2026.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Wilding Subdivision, as recorded in Plat Book 9700, page 679, bounded on the west and north by West Meade Hills, Section 4, as recorded in Plat Book 3300, page 46, on the north and east by the remaining property of Ben Jack Odom, Wilding Subdivision, of record in Deed Book 9298, page 339, and also by property belonging to now or formerly Greg Smith, and on the South by West Meade Farms, Inc., Section 9, of record in Plat Book 2331, Page 78, and more specifically described as follows:

Beginning on an iron pin on the south margin of a cul-de-sac with a sixty foot (60')m, radius, Duquaine Court, thence leaving Duquaine Court with the west line of tract #2 of this survey South 24 degrees 06 minutes 35 seconds West, 293.75' to an iron pin: thence South 57 degrees 34 minutes 05 seconds East, 215.00to an iron pin; thence South 59 degrees 18 minutes 03 seconds East, 560.89' to an iron pin; thence with Greg Smith and West Meade Farms, Inc., the following, South 14 degrees 03 minutes 26 minutes, West, 268.97' to an iron pin; thence South 66 degrees 02 minutes 00 seconds, 162.20' W to a concrete monument; thence South 67 degrees 14 minutes 00 seconds W, 356.05' to an iron pin: thence South 36 degrees 47 minutes 00 seconds West, 68.46' to an iron pin; the southwestern most corner of the therein described tract; thence with West Meade Hills the following: North 27 degrees 47 minutes 40 seconds West, 453.96' to an iron pin; thence North 28 degrees 07 minutes 20 seconds West, 108.50' to an iron pin; thence North 04 degrees 30 minutes 00 seconds East, 70.00' to an iron pin; thence North 13 degrees 58 minutes 12 seconds W, 300.78' to an iron pin, the northwestern most corner of the herein described track thence Lot #3 of this survey North 43 degrees 7 minutes 02 seconds East, 399.58' to an iron pin; thence North 26 degrees 53 minutes 17 seconds East 50.15' to a point on the east margin of Duquaine Court; thence with the margin of Duquaine Court around a curve to the left with a radius of sixty feet (60') a distance of 35.01' to an iron pin, the point of beginning and containing 10.96 acres, more or less according to a survey by Galyon W. Northcutt, TN FU.S #1529.

Being the same property conveyed to Devin Carty and Jessica Carty, husband and wife, by deed dated January 29, 2021 from Karl Hamilton and Deborah Hamilton, husband and wife, of record in Instrument No. 20210203-0015380, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20210310-0031624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
3. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 11514007700.
4. All matters appearing on the Plan of record as Book 9700, page 679, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 1/2/26 (date of document).

Affiant Signature

1/2/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

