Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Carolyn J. Sweetman Trust<br>2928 Donna Hill Drive<br>Nashville, Tennessee 37214 |
| SEND TAX BILLS TO: | SAME |
| MAP-PARCEL NOS. | 073-11-0-095.00 |
| Prepared by: | Douglas L. Waterman, Attorney at Law, PLLC<br>Dba Waterman Law Firm<br>4701 Trousdale Drive, Suite 211<br>Nashville Tennessee 37220 |

Karen Johnson Davidson County
Batch# 1366762 DEEDQC
01/07/2026 09:04:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20260107-0001277

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, made this 6th day of January, 2026 by and between Carolyn J. Sweetman, a widow, (husband Brian J. Sweetman having deceased January 19, 2016) Grantor, conveys said real property to the CAROLYN J. SWEETMAN TRUST, u/a dated August 16, 2024, CAROLYN J. SWEETMAN, Trustor and/or Trustee, "Grantee," including all her rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in the Third Civil District of Davidson County, Tennessee, being Lot No. 51 on the Plan of Sunset View Subdivision, Part I, as of record in Book 2331, Pages 100 and 101, Register's Office for said County.

Said Lot No. 51 is situated on the northwesterly corner of the intersection of Donna Hill Drive and Donna Hill Court, fronting a total of 120 feet on the westerly margin of Donna Hill Drive and a total of 115 feet on the northerly margin of Donna Hill Court, said frontage being joined by a curve having a length of 29.9 feet and a radius of 20 feet. Said lot extends back 180 feet on the on the northerly side of Donna Hill Drive and 173.6 feet on the westerly side of Donna Hill Court.

BEING the same property conveyed to Phillip D. Bowles and wife, Sharon C. Bowles, by deed from John L. Luther Turner and wife, Irene M. Turner of record in Book 4980, page 751, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian J. Sweetman and wife, Carolyn J. Sweetman, by Warranty Deed from Phillip D. Bowles and wife, Sharon C. Bowles of record in Book 5343, page 907, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Carolyn J. Sweetman, by Quitclaim Deed from Carolyn J. Sweetman, widowed, of record in Instrument # 20251212-0099158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This contains improved property known as 2928 Donna Hill Drive, Nashville, Tennessee 37214.

WITNESS my/our hand(s) and seal on this 6 day of January, 2026

Carolyn J. Sweetman

STATE OF TENNESSEE )

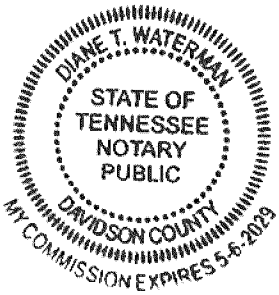
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Carolyn J. Sweetman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 6th day of January, 2026.

Notary Public

My Commission Expires: 5-6-2029




STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

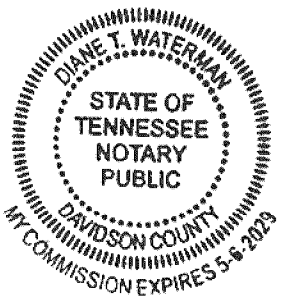
The actual consideration for this transfer is $1.00

Affiant:

Signed before me, witness my hand and official seal.
This 6th day of January, 2026.

Notary Public

My Commission Expires: 5-6-2029



# Certificate of Authenticity

I, Douglas L. Waterman, 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 1/6/2026.

Date

Affiant Signature

1/6/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of January, 2026.

Notary's Signature

My Commission Expires: 5-6-2026

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2029