Karen Johnson Davidson County
Batch# 1367889 DEEDQC
01/09/2026 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002155

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
The Dwayne and Nora Carman Family Trust Dated December 10, 2025 Dwayne and Nora Carman, Trustees 2371 Lapis Rd Carlsbad, CA 92009	Same	Map 75-3 Parcel 48

FOR AND IN CONSIDERATION of other monetary consideration, I, Nora Barrett Carman, (the "Grantor"), do hereby quitclaim, transfer and convey all of my interest in and to the following described property to The Dwayne and Nora Carman Family Trust dated December 10, 2025 (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

BEING Lot No. 141 on the Plan of Tulip Grove, Section 3, as of record in Plat Book 3700, Page 146, Reference is hereby made to said plan for a more complete and accurate description.

BEING the same property conveyed to Nora Barrett Carman, from Douglas Barrett and wife, Jane C. Barrett, by Quitclaim Deed dated October 31, 1992, of record in Book 8779, Page 970, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to all plats, easements, liens, covenants, restrictions, encumbrances and other matters of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 23 day of December, 2025.

NORA BARRETT CARMAN

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Before me, JENNIFER CAULFIELD, a Notary Public in and for said County and State, aforesaid, personally appeared NORA BARRETT CARMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in SAN DIEGO, County, California, this 23 day of DECEMBER, 2025.

NOTARY PUBLIC

My Commission Expires: JUNE 1, 2026

JENNIFER CAULFIELD
Commission No. 2403317
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 1, 2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), as a conveyance by the Grantor to a revocable living trust created by the Grantor, and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E).

Affiant

Sworn to and subscribed before me
This 9th day of January, 2026.

Notary Public

My Commission Expires: 06.20.25

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HEN 2437913.1

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 Dec 23, 2025.

Affiant Signature

01.09.26
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

My Commission Expires: 06.20.28.

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY