Karen Johnson Davidson County
Batch # 1373448 DEEDWARR
01/30/2026 09:24:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260130-0006486

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 127 13 0 032.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
ROBERT H. CARNAHAN, JR. or	*	Robert H. Carnahan, Jr.
NIKKI R. CARNAHAN, Trustees of the	*	Nikki R. Carnahan
CARNAHAN REVOCABLE LIVING TRUST	*	8425 Rolling Hills Drive
8425 Rolling Hills Drive	*	Nashville, TN 37221
Nashville, TN 37221	*	

The **GRANTORS, ROBERT HERSCHEL CARNAHAN, JR. and NIKKI RENEE CARNAHAN, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT H. CARNAHAN, JR. or NIKKI R. CARNAHAN, Trustees of the CARNAHAN REVOCABLE LIVING TRUST, dated July 2, 2025

The CARNAHAN REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 16, Section Four, Merrymount Acres, according to survey and plat appearing of record in Plat Book 4460, pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.
>
> Being the same property conveyed to ROBERT HERSCHEL CARNAHAN, JR. and NIKKI RENEE CARNAHAN, husband and wife, by Warranty Deed of record at Instrument No. 20250305-0016737 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to 1) all applicable zoning ordinances; 2) utility, sewer, drainage and other easements of record; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 4) building restrictions; and 5) other matters of public record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7 day of January, 2026, by the undersigned.

ROBERT HERSCHEL CARNAHAN, JR.

NIKKI RENEE CARNAHAN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ROBERT HERSCHEL CARNAHAN, JR. and NIKKI RENEE CARNAHAN**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 07 day of January, 2026

NOTARY PUBLIC

My Commission Expires: 06/17/2028

YATRI HADIYA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual ~~consideration~~ for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 07 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 06/17/2028

YATRI HADIYA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028