Karen Johnson Davidson County
Batch# 1378953 DEEDQC
02/11/2026 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010415

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409, et seq. William Carter Reed, Affiant Sworn to and subscribed before me this January 30th 2026. Taylor Ireland Comm Exp: 2/13/28 Notary Public

TAYLOR IRELAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-13-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WILLIAM CARTER REED and ALLIE ANN REED		
1694 Carvell Avenue	SAME AS NEW OWNER	105-11-OC-004.00 CO
Nashville, Tennessee 37203		

QUITCLAIM DEED

BE IT KNOWN THAT I, WILLIAM CARTER REED, am the sole owner of the property herein described. It is my express desire to convey to my spouse, ALLIE ANN REED, a tenancy by the entireties interest in said property.

THEREFORE, FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating tenancy by the entireties with my spouse, I, WILLIAM CARTER REED, by these presents do hereby quitclaim and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, all my right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

> Land in Davidson County, Tennessee, being Unit No. 4, Southgate Townhomes as shown in Declaration of Covenants, Conditions and Restrictions for 515 Southgate Townhomes of record in Instrument No. 20130617-0061365, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to WILLIAM CARTER REED, an unmarried man, from JESSICA R. WHITE, an unmarried person, and TARA M. ALLEN, an unmarried person, by Warranty Deed of record in Instrument #20241018-0081267, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **WILLIAM CARTER REED** and wife, **ALLIE ANN REED**, as tenants by the entireties, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

The address of the herein described property is believed to be 1694 Carvell Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS OUR HANDS this 30 day of January, 2026

WILLIAM CARTER REED

ROBERT M. PAUTIENUS III, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM CARTER REED with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 30 day of January, 2026.

Notary Public

My Commission Expires: 8-13-28

TAYLOR GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-13-2028

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal this 30 day of January, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 January 30, 2026

2/5/26
ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn ~~to~~ and subscribed before me this 5th day of February, 2026.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029