This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1381613 DEEDQC
02/17/2026 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012153

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Carpenter **2314 Cisco Street** **Nashville, TN 37204**	**118-02-0-039.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN CARPENTER and MARY CARPENTER** ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto **JOHN CARPENTER** ("Grantee"), his heirs, successors, and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Map of David Lipscomb Subdivision of record in Plat Book 547, Page 145, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.
>
> Said Lot No. 12 fronts 51 feet on the Easterly margin of Cisco Avenue (or Street) and runs back between parallel lines 165 feet to a dead line measuring 51 feet thereon.
>
> Being the same property conveyed to JOHN CARPENTER and MARY CARPENTER, by deed from CISCO LLC, an Ohio Limited Liability Company, of record in Instrument No. 20210503-0058891, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2314 Cisco Street, Nashville, Davidson County, Tennessee 37204.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed.]

In witness whereof, Grantors have caused this instrument to be dated and effective this 10 day of February, 2026.

GRANTORS:

JOHN CARPENTER

MARY CARPENTER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **JOHN CARPENTER and MARY CARPENTER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February, 2026.

Notary Public

My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 10th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 5/23/27

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKE NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 February 10, 2026 (date of document).

Affiant Signature

2-10-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of February, 20 26.

Notary's Signature

My Commission Expires: 11-21-2026

DIAHANN M. KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY