Karen Johnson Davidson County
Batch # 1382601 DEEDQC
02/18/2026 02:28:42 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260218-0012966

Prepared from information submitted by the parties without opinion of title by Rudd Law Offices
Abigail Luhring
P.O. BOX 1729
White House, Tennessee 37188

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL#
The Carver Family Trust	**Charles Carver**	**MAP 83-14**
1628 Shelby Avenue	**1628 Shelby Avenue**	**PARCEL 361**
Nashville, Tennessee 37206	**Nashville, Tennessee 37206**	**23W 3025**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENT: that for and in consideration of Zero Dollars (0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Charles Carver**, by these presents quitclaim and convey **The Carver Family Trust**, all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 in the Edgefield Land Company's First Subdivision as shown of record in Book 57, page 130, said Register's Office. Said Lot No. 25 fronts fifty feet on the south side of Shelby Avenue, and runs back between parallel lines and with the westerly margin of Seventeenth Street one hundred fifty (150) feet to an alley. Being the same property conveyed to 1st Tennessee Bank, N.A. Memphis, Trustee of the Ben P. Shields I.R.T., by deed from Lucien J. Burkitt and Jane Gwin Burkitt, as Co-Executors of the estate of William Harry Gwin, and Geraldine Gwin Allen and Suzanne Allen Lamb, of record in Book , page, Register's Office for Davidson County, Tennes see. Being the same property conveyed to Joan Temple Robson for life with remainder to Richard Dale Carver by deed from 1st Tennessee Bank, N.A. Memphis, Trustee of the Ben P. Shields I.R.T. in Book 5857, Page 410. Being the same property conveyed to Chan McCullough by Final Decree Confirming Sale from Richard Dale Carver. Being the same property conveyed to Richard Dale Carver by Decree for Redemption from Chan McCullough as recorded in instrument no. 20060403-0037247, said Registers Office. Being the same property conveyed to Charles Dale Carver by Executor's Quitclaim deed from Charles Dale Carver, Executor for the Estate of Richard Dale Carver, Sr. in instrument no. 20231004-0077961.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as: 1628 Shelby Ave Nashville. Tennessee 37206.

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.

Dated this the 10 day of Feb, 2026.

Witness the signature of the Grantor on the date(s) indicated:

Grantor

2-10-2026

Date

State of Tennessee)

County of Davidson)

The foregoing Quitclaim Deed was acknowledged before me on the 10 day of February, 2026 by **Charles Carver** who is personally known to me or who produced a valid driver's license, and/or passport as identification, and such individual(s) having executed aforementioned of his free will and the voluntary act and deed.

IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal.

Sworn to and subscribed before me on the 10 day of February, 2026

Anna Rudd
NOTARY PUBLIC

ANNA RUDD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 09/07/2026

Note: The Original Copy of the Quitclaim Deed must be filed with the "Recorder of Deeds" with the clerk of courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 10 day of February, 2024

Notary

ANNA RUDD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER