Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Britney McCarty, et vir

TO:

Daniel Joseph McCarty and Britney Ann McCarty, Trustees of the McCarty Family Revocable Trust dated February 17, 2026

Karen Johnson Davidson County
Batch# 1383705 DEEDQC
02/20/2026 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013610

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 17th day of February, 2026, by **Britney McCarty and Daniel McCarty, wife and husband** ("Grantors"), to **Daniel Joseph McCarty and Britney Ann McCarty, Trustees of the McCarty Family Revocable Trust dated February 17, 2026, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for a consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Unit No. C on the plan of The Homes at 641 B James Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 641 B James Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180321-0026657 and amended in Instrument No. 20200729-0083444, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Britney McCarty and Daniel McCarty, wife and husband, by Warranty Deed from Comfort at Home, LLC, a Tennessee limited liability company, dated July 5, 2022, and recorded on July 11, 2022, in Instrument No. 20220711-0079511, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (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) all other matters and restrictions of public

record.

This is real property known as: **641 C James Avenue, Nashville, TN 37209.**

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Britney McCarty
Grantor

Daniel McCarty
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Britney McCarty and Daniel McCarty**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 17th day of February, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Daniel Joseph McCarty and Britney Ann McCarty, Trustees 641 C James Avenue Nashville, TN 37209	Same/Owner	641 C James Avenue Nashville, TN 37209 090-08-0Z-002.00

Certificate of Authenticity

I, Ariel Joaquin, 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 Feb. 17, 2026

Ariel Joaquin
Affiant Signature

2.17.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of Feb., 2026.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON