Karen Johnson Davidson County
Batch # 1386057 DEEDQC
02/26/2026 12:34:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260226-0015339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST	**SAME**	**91-6-U-2 CO**
(NAME) **208 Forrest Valley Circle, Unit B**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Ashley E. Sweet,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Rogers S. Jackson, Jr. and Ashley Sweet, Trustees of THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** established by **The Trust Agreement of THE SWEET AND JACKSON FAMILY REVOCABLE LIVING TRUST, dtd 02/23/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 5924 Carl Place Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150925- 0097766 and being shown on Plat attached thereto as Exhibit "B", 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 a portion the same property conveyed to Construct-All USA, Inc., by deed from Jason Baxter, dated October 8th, 2015, appearing of record in Instrument No. 20151016-0105636, of the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ashley E. Sweet, from Construct-All USA Inc., by Warranty Deed dated May 11, 2017, of record in Instrument No. 20170516-0048374, Register's Office for Davidson County, Tennessee.

The said Ashley E. Sweet and Ashley Sweet, are one in the same for purposes of this transaction.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 02150925-0097766; Restrictive Covenants of record in Record Book 2437, page 59; and to any and all matters shown on said plat and survey of record in Plat Book 2330, page 39; all of said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **5924 B Carl Place, Unit B, Nashville, TN 37209.**

Witness our hands, this the 23rd day of February, 2026.

Ashley E. Sweet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley E. Sweet** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 23rd day of February, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030