Karen Johnson Davidson County
Batch# 1387894 DEEDQC
03/04/2026 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017060

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Sandra Sipe Carpenter

Sandra Sipe Carpenter, Co-Trustee, Affiant

ALLY HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Subscribed and sworn to before me this
3rd day of March, 2026.

Ally Hicks

Notary Public
My Commission Expires: 7-6-26

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Sandra Sipe Carpenter, Co-Trustee Cathy Speers Johnson, Co-Trustee 5305 Confederate Drive Nashville, TN 37215	Same	145-14-0-020.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Sandra Sipe Carpenter and Cathy Speers Johnson, as Co-Trustees of the JAC and SSC Community Property Trust,** a trust, the "**Grantors**", do hereby convey and quitclaim unto **Sandra Sipe Carpenter and Cathy Speers Johnson, as Co-Trustees of the Sandra Sipe Carpenter Revocable Trust**, a trust, the "**Grantees**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 3rd day of March, 2026.

JAC AND SSC COMMUNITY PROPERTY TRUST

Sandra Sipe Carpenter, Co-Trustee

Cathy Speers Johnson, Co-Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Before me, Ally Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Sandra Sipe Carpenter and Cathy Speers Johnson, as Co-Trustees, 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 themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 3rd day of March, 2026.

Notary Public

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 7-6-26

EXHIBIT A

Land in Davidson County, Tenn., being Lot No. 166 on the Plan of Tyne Valley Estates, Sec. 10, as of record in Book 3700, page 136, Register's Office for said county.

Said Lot No. 166 fronts 243 feet along the curving westerly margin of Confederate Drive and runs back 280 feet on its northerly line and 270.4 feet on its southerly line to a line at the rear measuring 185.1 feet thereon.

Being the same property conveyed to John Albert Carpenter and Sandra Sipe Carpenter, as Co-Trustees of the JAC and SSC Community Property Trust, by Quitclaim Deed from John A. Carpenter and wife, Sandra S. Carpenter, of record in Instrument No. 20240328-0021680, dated March 26, 2024, Register's Office for Davidson County, Tennessee. The said John Albert Carpenter having died on December 16, 2025, and the said Cathy Speers Johnson having been appointed as successor Co-Trustee of the JAC and SSC Community Property Trust pursuant to that certain Designation of Successor Co-Trustee dated March 26, 2024.

The above-described property is improved property known as 5305 Confederate Drive, Nashville, Tennessee 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Ally M. Hicks**, 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 March 3, 2026. (date of document).

Affiant Signature

March 3, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 3rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

