Karen Johnson Davidson County
Batch# 1391321 DEEDQC
03/10/2026 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260310-0019176

Prepared by – Return to: Lauren S. Meadows, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043: (931) 647-1501

ROBEN CARTER, ET VIR

TO: QUITCLAIM DEED

TIMOTHY C. CARTER and ROBEN L. CARTER, CO-TRUSTEES OF THE CARTER FAMILY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 4th day of March, 2026, by Grantors, ROBEN CARTER and husband, TIM CARTER, to Grantee, TIMOTHY C. CARTER and ROBEN L. CARTER, CO-TRUSTEES OF THE CARTER FAMILY REVOCABLE TRUST, Dated March 4, 2026,

WITNESSETH:

That Grantors does hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being the North 1/2 Lot No. 145, on the Plan of North Nashville Real Estate, of record in Plat Book 21, Page 105, Register's Office for Davidson County. Said part of said Lot No. 145 fronts 25 feet on the Easterly side of 6th Ave., North, and runs back between lines 182 feet 6 inches on the North line and 182 feet 3 inches more or less, on the South line, to an alley on which it measures 25 feet.
>
> BEING the same property conveyed to Roben Carter and Tim Carter, by Warranty Deed dated September 24, 2021 from Gerald Cohen, Joshua Fitch, and Anthony Cohen, recorded September 29, 2021 at 9:23 AM appearing of record in Instrument No. 20210929-0130646, Register's Office for Davidson County, Tennessee.
>
> *This deed was prepared 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.*
>
> *The source of the above description is derived from the previous deed of record, no*

boundary survey having been made at the time of this conveyance.

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

ROBEN CARTER, Grantor

TIM CARTER, Grantor

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roben Carter, the within named bargainor, 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 4th day of March, 2026.

ETHAN SHANE MOORE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 3-21-29

[Affix Notary Seal]

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tim Carter, the within named bargainor, 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 4th day of March, 2026.

ETHAN SHANE MOORE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 3-21-29

[Affix Notary Seal]

Property Owners Name
And Mailing Address:
TIMOTHY C. CARTER and
ROBEN L. CARTER,
Co-Trustees, The Carter Family Revocable Trust
2945 Surrey Ridge Road
Clarksville, TN 37043

Person or Entity Responsible for
Payment of Property Taxes:
SAME/OWNER

Property Addresses:
1618 B 6th Avenue North
Nashville, TN 37208

Map and Parcel No.:
081 08 0 500.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION §67-4-409(a) (1) (C) (vi), AS A DEED TRANSFER TO REVOCABLE LIVING TRUST.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MATTHEW J. ELLIS, do hereby make oath that I am a licensed attorney and 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 4, 2026 (date of document).

Affiant Signature

March 10, 2026

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 10th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

