Karen Johnson Davidson County
Batch# 1394088 DEEDQC
03/18/2026 08:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260318-0021432

AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
418 Lenox Place
Goodlettsville, TN 37072
File No. Car324-4608

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 165-00-051.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 04 day of June, 2025, by and between **Charles V. Carmack and Betty L. Carmack, husband and wife,** residing at 4215 Lavergne Couchville Pike, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Charles V. Carmack and Betty L. Carmack, as Trustees of The Charles and Betty Carmack Revocable Living Trust,** residing at 4215 Lavergne Couchville Pike, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4215 Lavergne Couchville Pike, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/29/2013 under Instrument No. 20130429-0042262 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Charles V. Carmack

Betty L. Carmack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles V. Carmack** and **Betty L. Carmack** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 4th day of June, 2025.

Notary Public

My Commission expires: 03/08/2028

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Charles V. Carmack
Affiant

Print Name: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 1 day of April, 2025

Dixie J Mott
Notary Public
My Commission Expires: 03/08/2026

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2026

Name and address for person(s) responsible for taxes:

Charles V. Carmack and Betty L. Carmack, as Trustees of The Charles and Betty Carmack Revocable Living Trust
4215 Lavergne Couchville Pike
Nashville, TN 37013

Name and address of property owner:

Charles V. Carmack and Betty L. Carmack, as Trustees of The Charles and Betty Carmack Revocable Living Trust
4215 Lavergne Couchville Pike
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Charles V Carmack, 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 June 04, 2025 (date of document).

Charles V. Carmack
Affiant Signature

06/04/2025
Date

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 04 day of June, 20 25.

Dixie J Matl
Notary Public
My Commission Expires: 03/08/2028

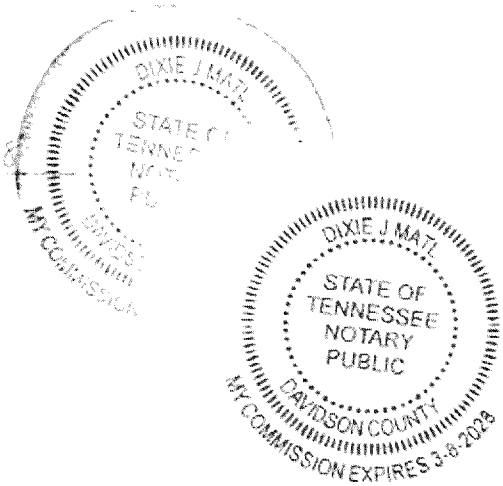


EXHIBIT A
LEGAL DESCRIPTION

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a point in the center line of Old Hickory Boulevard at its intersection with the Southerly margin of Pin Hook Road, if extended: thence along the center line of Old Hickory Boulevard, in a Southwesterly direction feet to a point in the North line of Paul property; thence along Paul's North line, South 86 East 518 feet to a stake; thence South 6° West 268 feet to a stake; thence with Sanders North line, North 89° East 471 feet to a fence corner in Woods' West line; thence with Woods' line, along a fence, North 2° East 605 feet to a point in the center of Pin Hook Road; thence along the center of said Road, North 83° 30' West 400 feet; thence leaving the Road North 2° East 211 feet to a stake; thence North 89° 30' West 304 feet to the point of beginning, and containing 12.25 acres, more or less. (Description from prior deed of record).

Included in this description but not in this conveyance:

Beginning at a point in the Southerly margin of Pin Hook Road, said point also being 721 more or less East of the Easterly margin of Old Hickory Boulevard; thence leaving said margin and generally along a fence and The Johnnie Woods West line of record in Book 769, Page 467, said Register's Office, S 03 degrees 49 minutes 04 seconds W 582.55 feet to a fence corner; thence leaving the aforementioned Woods line and along the Northerly line of the W.E. Sanders property of record in Book 5610, Page 384, said Register's Office, N 89 degrees 24 minutes 25 seconds W 472.08 feet to a fence corner; thence leaving the aforementioned Sanders line and along the Lawrence P. Davenports East line of record in Book 5595, Page 328, said Register's Office, N 11 degrees 51 minutes 06 seconds E 646.76 feet to a point in the Southerly margin of Pin Hook Road, said point being the Northeast corner of Tract I as shown on said survey; thence along said margin of Pin Hook Road and with a curve to the left 141.30 feet, and having a radius of 1590.79 feet and a chord bearing of S 79 degrees 52 minutes 43 seconds E; thence S 82 degrees 25 minutes 24 seconds E 241.07 feet to the point of beginning and containing 5.96 acres, more or less. (Description from prior deed of record).

Also included in this description but not in this conveyance:

Land described on a Right of Way Deed for Pin Hook Road to Davidson County, Tennessee.

Tax ID No.: 165-00-051.00

Property commonly known as: 4215 Lavergne Couchville Pike, Nashville, TN 37013