Karen Johnson Davidson County
Batch# 1399940 DEEDQC
03/31/2026 02:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260331-0025610

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Elizabeth Carden Phillips, Trustee 4315 Sunnybrook Dr. Nashville, TN 37205	Elizabeth Carden Phillips, Trustee 4315 Sunnybrook Dr. Nashville, TN 37205	13003007600

MARGARET F. CARDEN (A/K/A MARGARET FLANIGEN CARDEN) (the "Decedent") died on September 16, 2024, leaving a Last Will and Testament dated February 16, 2011 (the "Will"), which has been probated and properly recorded under Docket No. 24P2152 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. At the time of her death, the Decedent owned the real property described below (the "Property"). Matthew T. Carden is the duly appointed and acting Executor of the Decedent's estate (the "Estate"). Under the Decedent's Will, upon her death, the Property shall be distributed to Matthew T. Carden, as Successor Trustee of the Carden Family Trust, dated February 16, 2011 (the "Family Trust"). Under the terms of the Family Trust agreement, upon the death of the last to die of the Decedent and her spouse, Gerald T. Carden, who died on May 24, 2015, the Property shall be distributed by the Trustee of the Family Trust to the beneficiaries thereof.

Now therefore, for and in consideration of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MATTHEW T. CARDEN, in his capacity as Executor of the MARGARET FLANIGEN CARDEN ESTATE and as Trustee of the CARDEN FAMILY TRUST dated February 16, 2011 (collectively, the "Grantors"), by these presents does hereby quitclaim and convey unto ELIZABETH CARDEN PHILLIPS, in her capacity as Trustee of the ELIZABETH CARDEN PHILLIPS TRUST U/A/D FEBRUARY 16, 2011 (the "Grantee"), all of his interest in and to the Property, which is located in Davidson County, Tennessee, and described on Exhibit A hereto.

Being property known as 617 Lynwood Boulevard, Nashville, Tennessee.

[Signatures begin on following page.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 24th day of March 2026.

MATTHEW T. CARDEN, EXECUTOR OF THE MARGARET FLANIGEN CARDEN ESTATE

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MATTHEW T. CARDEN, EXECUTOR OF THE MARGARET FLANIGEN CARDEN ESTATE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of March 2026.

Lisa G. Blake
Notary Public
My Commission Expires: 10/24/2028

LISA G. BLAKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MATTHEW T. CARDEN, TRUSTEE OF THE CARDEN FAMILY TRUST

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MATTHEW T. CARDEN, TRUSTEE OF THE CARDEN FAMILY TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of March 2026.

Lisa G. Blake
Notary Public
My Commission Expires: 10/24/2028

LISA G. BLAKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 26th day of March 2026.

Notary Public
My Commission Expires: 10/24/2028

LISA G. BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Land in Davidson County, Tennessee being part of lot No. 150 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103 Register's Office for Davidson County.

Beginning at a point on the westerly margin of Lynwood Boulevard, 46 feet north of the common corner of lots Nos. 150 and 152, being the northeast corner of the property conveyed to Lionel Ricau and wife by deed from Royal Oaks Land Company of record in book 1372, page 679, said Registers Office; thence westerly, along Ricau's north line, 195 feet, more or less, to a point in the easterly line of lot No. 151; thence northerly 144 feet, more or less to a point which is 10 feet south of the line between lots Nos. 148 and 150, being the southwest corner of the property conveyed to William M. Bailey and wife by deed from Royal Oaks Land Company, of record in Book 1358, page 228, said Register's Office; thence along Baileys south line, easterly 220 feet, more or less, to the west margin of Lynwood Boulevard; thence with the margin of the same southerly 146.3 feet, more or less, to the beginning.

Being the same property conveyed to Margaret F. Carden from Gerald T. Carden by quitclaim deed of record in Instrument No. 20101109-0089980, Register's Office for Davidson County, Tennessee.

49635007.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 26, 2026 (date of document).

Affiant Signature

03/31/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

