Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Cullen Edwards Douglass and Kristen Stevens Douglass 4409 Carlton Drive Nashville, TN 37215	**130 16 0 075.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Cullen Douglass** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Cullen Edwards Douglass and Kristen Stevens Douglass, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4405 Carlton Drive, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson Davidson County
Batch # 1404586 DEEDQC
04/13/2026 08:27:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260413-0029513

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8th day of April, 2026.

CULLEN DOUGLASS

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 **Cullen Douglass,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of April, 2026.

Notary Public

My Commission Expires:
06/20/2027

KANE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat for Southgate, as of record in Instrument No. 20030829-0125580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Cullen Douglass from D & G Investments, by quitclaim deed filed for record on October 7, 2016, Instrument Number 20161007-0106466, as of record in the Register's Office for Davidson County, Tennessee.