THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson
Batch # 1407626
04/17/2026 09:47:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260417-0031590

New Owner:

Chandlay Trust
9646 Masonwood Way
Brentwood, TN 37027

Send Tax Bills To:

Same

Map & Parcel No:

172-09-0A-042.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **J. Shawn Carder** , the Grantor, have bargained and sold, and do hereby transfer, convey and quitclaim unto the **CHANDLAY TRUST U/T/A March 11, 2026**, the Grantee, its successors, heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, Page (s) 605 through 609, inclusive, and amended by Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, Page 943 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Shawn Carder by deed from Dylan Burnette and Gillian Hooker, husband and wife by Warranty Deed of record in Instrument No. 20260410-0029319 Register's Office for Davidson County, Tennessee.

This is improved property known as **6344 Banbury Station, Brentwood, TN 37027**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 10 day of April, 2026.

J. Shawn Carder

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 **J. Shawn Carder** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2026.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-8-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 10 day of April, 2026.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-8-27