Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Caldwell Family Community Property Trust **4216 Wallace Lane** **Nashville, TN 37215**	**130 04 0 094.00**	**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, **Edward B. Caldwell and wife, Paige Thomas Caldwell** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Caldwell Family Community Property Trust dated April 15, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantors' 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 **4216 Wallace Lane, 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

Karen Johnson
Batch # 1408156
04/20/2026 08:33 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260420-0031880

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

Affiant

Subscribed and sworn to before me this 15th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton 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 Grantors have executed this Quitclaim Deed this 15th day of April, 2026.

Edward B. Caldwell

Paige Thomas Caldwell

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 **Edward B. Caldwell and Paige Thomas Caldwell**, 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 15th day of April, 2026.

Notary Public

My Commission Expires:
1/11/2030

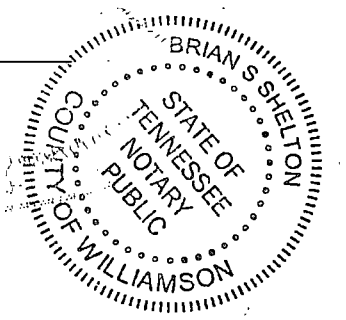


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being part of Lot 57, as shown on the Final Plat, Resubdivision of Lot 6, Lindawood Subdivision and part of Lot 57, Belle Meade Annex Subdivision, of record in Instrument No. 20051102-0132660, Register's Office for Davidson County, to which reference is hereby made for a more detailed and accurate description.

Said part of Lot 57 fronts 131.83 feet on Wallace Lane, and extending in an easterly direction a distance of 292.70 feet on the northerly side, and a distance of 292.95 feet on the southerly side.

BEING the same property conveyed to Edward B. Caldwell and wife, Paige Thomas Caldwell, by deed of record as Instrument Number 20070215-0019560, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as shown on the Plan of record in Instrument No. 20051102-0132660, Register's Office for Davidson County, Tennessee.

All matters as shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.