Karen Johnson
Batch # 1409710
04/22/2026 10:13:08 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260422-0033176

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 ERIK BIORN CARLSON, AFFIANT Subscribed and sworn to before me, this 15th day of April 2026. Maria Guillen NOTARY PUBLIC My Commission Expires: 01/22/30

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ERIK B. CARLSON and LIBBY DILLARD CARLSON, CO-TRUSTEE 5005 Wyoming Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 103-03-0-196.00 and 103-03-0-218.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Erik Biorn Carlson and Libby D. Carlson, Husband and Wife, (collectively as "Grantors") do hereby quitclaim, transfer and convey unto Erik B. Carlson and Libby Dillard Carlson, Co-Trustees of the Carlson Joint Revocable Trust, created July 15, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5005 Wyoming Avenue, Nashville, TN 37209, and more particularly described as follows:

Tract I: Land in the 25th Ward of the City of Nashville, Davidson County, Tennessee, being a part of the E.A. Elam 5 acre tract, and described as follows:

Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of the 50th Avenue North, at the northwest corner of the property conveyed to W.C. Sells and wife, of record in book 1368, page 40, Register's Office for said County; thence southerly along Sells westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of the E.A. Elam Trace, described as follows:

Beginning at the southwest corner of the property conveyed to Melvin A. Karnes and wife, by deed from Frederick B. Rogers and wife, of record in Book 2909, Page 27, Register's Office for said county; then with Karnes southerly line westwardly 50 feet to his southwest corner being the easterly line of the property conveyed to C.M. Holland, Sr. and wife, by deed from Ruth P. Anthony, of record in Book 2745, page 150, said Register's Office; thence with said line southwardly 101.6 feet, more or less, to Holland's southeast corner; thence eastwardly 50 feet; thence northwardly 101.6 feet, more or less, to the beginning.

Being the same property conveyed to Erik Biorn Carlson and Libby D. Carlson, Husband and Wife, from Shiloh Levi Walker and Carrie Dee Walker, Husband and Wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20191023-0108643.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 15th day of April 2026.

Erik Biorn Carlson, Grantor

Libby D. Carlson, Grantor

STATE OF TENNESSEE)

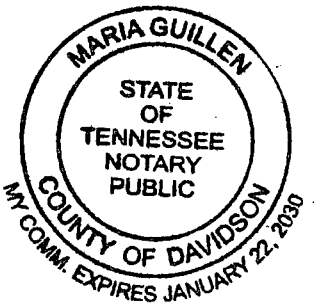
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Erik Biorn Carlson**, the Grantor, 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 at office, this 15th day of April 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Libby D. Carlson**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

