Prepared By:
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Karen Johnson Davidson County
Batch # 1421991 DEEDWARRSP
05/19/2026 11:00:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0044779

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David Lee Carlton, Trustee 2307 Belmont Blvd. Nashville, TN 37212	David Lee Carlton, Trustee 2307 Belmont Blvd. Nashville, TN 37212	104 16 029200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David L. Carlton**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to **David Lee Carlton, Trustee** of the David Lee Carlton Revocable Living Trust under agreement dated May 15, 2026, together with all amendments, restatements and modifications thereof, said Trustee hereinafter called the GRANTEE.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2026 and subsequent years, and subject to all other matters of record.

GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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

Witness the execution of this Deed by the undersigned as of this 15th day of May, 2026.

GRANTOR:

David L. Carlton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David L. Carlton, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 15th day of May, 2026.

Emma Marshall
Notary Public

My Commission Expires:

03-09-2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(1)(C)(vi).

Affiant

Sworn to and subscribed before me this 15th day of May, 2026.

Notary Public

My Commission Expires: 03-09-2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND in Davidson County, Tennessee, being the southerly portion of Lot No. 175 on the plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID southerly portion of Lot No. 175 fronts 53 feet on the westerly margin of Belmont Boulevard and extends back 175 feet on the southerly line to a dead line in the rear, measuring 43 feet thereon.

BEING the same property conveyed to David L. Carlton by Deed dated August 15, 1989, of record in Book 7916, Page 165, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2307 Belmont Blvd., Nashville, TN 37212.