Prepared By:
Carolyn A Carroll
4913 Little Marrowbone Rd.
Ashland City, TN 37015

After Recording Return To:
2409 Bearwallow Rd
Ashland City, Tennessee 37015

Karen Johnson Davidson County
Batch # 1429456 DEEDQC
06/08/2026 12:17:50 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260608-0051481

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On JUNE 7, 2026 THE GRANTOR(S),

Carolyn Ann Carroll ("Grantor"), a single person, of 4913 Littlemarrow Bone Rd, Ashland City, Davidson County, Tennessee 37015

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Chandra Ann Carr, ("Grantee") a single person, residing at 3720 Dobbin Rd, Springfield, Robertson County, Tennessee 37172

Cassidy Russell, ("Grantee") a single person, residing at 2409 Bearwallow Rd, Ashland City, Cheatham County, Tennessee 37015

Terry Waller Jr, ("Grantee") a single person, residing at 1143 Carney Winters Rd, Ashland City, Cheatham County, Tennessee 37015

as joint tenants with rights of survivorship, the following described real estate, situated in Ashland City, in the County of Davidson, State of Tennessee

The legal description is:

Property Address: 4913 Little Marrowbone Rd
Subdivision: S/S Little Marrowbone Rd W or Higdon Rd

TA 1

Calculated Acres: 8.0000 Deeded Acres: 8.00

Prior instrument reference: Book DS: 00 MapNum: 36 Parcel: 61.00 I: R S-I: 000, Page Book: 6507 page 559.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: account number: 03600006100 parcel number: 61.0

Mail Tax Statements To:
Cassidy Russell
2409 Bearwallow Rd
Ashland City, Tennessee 37015

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: JUNE 7, 2024

Carolyn Ann Carroll

Carolyn Ann Carroll
4913 Littlemarrow Bone Rd
Ashland City, Tennessee, 37015

Land in Davidson County TN being a portion of the same property conveyed to Charles L. Hutton and wife, Helen C. Hutton from Foye G. Gibson and wife Dorris A. Gibson located in the 14th civil district describe as follows: Beginning in the North East Corner of the Charles L. Hutton Jr, a steel pin located in the center of Little Marrowbone Creek Rd running North 40½ degrees Eastwith Center of said Rd. to steel pin; then South westerly direction to a steel pin in a beach tree then in a Northwest direction to a Sycamore tree with a steel pin; then running North westerly direction to tree with steel pin; the north 3½ degrees Eastwith Charles L. Hutton Jr. line to a pin located in the center of said Rd. being the beginning point containg 8 acres more or less.

Being a portion of the same property conveyed from Foye G Gibson to Charles L. Hutton & Helen C. Hutton by deed dated the 1st day of May 1958 and recorded in book 2747 page 131 said Registers Office.

Excluded from property is a 125ft. easement begins at the northeast corner going in a Southeasterly direction to a large Sycamore tree then beginning at 25ft. easement in a Northwesterly direction across property to the Charles L. Hutton Jr. property for the purpose of engress and egress.

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7 day of JUNE, 2024, before me personally appeared Carolyn Ann Carroll, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

CARLISA D CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2029

Carolyn A. Carroll
Notary Public

Notary Public
Title (and Rank)

My commission expires 5.8.2029

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Cassidy Russell
Affiant

Affiant's Name: Cassidy Russell

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ Ø.

Cassidy R Russell
Affiant

Subscribed and sworn before me, this 8 day of June, 2026.

Notary

BRODERICK JOSEPH O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03-08-2028
DAVIDSON COUNTY