QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1445868 DEEDQC
07/14/2026 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2026.

Notary Public

Date of Expiration:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Sofia Elise Carlson	**Same**	
(NAME) **321 Duke Street**	**(NAME)**	**071 08 0M 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sofia Elise Carlson, an unmarried woman**, and **Jake Howell, an unmarried man,** ("Grantor") has/have bargained and sold, and by these presents do/does transfer and convey unto **Sofia Elise Carlson, an unmarried woman** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit A, Duke Street Residences, and described in a Declaration of Covenants, Conditions, and Restrictions of Record in Instrument No. 20180403-0031268, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

BEING THE SAME property conveyed to Sofia Elise Carlson, an unmarried woman and Jake Howell, an unmarried man, as joint tenants with right of survivorship, residing at 321 Duke Street, Nashville, TN 37207 by Quitclaim Deed from Sofia Elise Carlson, an unmarried woman, residing at 321 Duke Street, Nashville, TN 37207 and Ernesto Capote, a married man, joined by his spouse Patricia Monica Sechi-Capote, residing at 95035 Seawalk Court, Fernandina Beach, FL 32034, as joint tenants with right of survivorship and of record in Instrument No. 20240208-0009034 Register's Office for Davidson County, Tennessee, dated December 29, 2023 and recorded on February 8, 2024.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **321 Duke Street, Nashville, TN 37207**

Witness our hands this the 13th day of July, 2026.

Sofia Elise Carlson

Jake Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sofia Elise Carlson**, the within named bargainor, 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, this the 13th day of July, 2026.

Notary Public
My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jake Howell**, the within named bargainor, 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, this the 13th day of July, 2026.

Notary Public
My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

True Copy Certification

I, **John Bishop** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 13 day of July, 2026.

Affiant Signature

Date 7/13/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

