Karen Johnson
Batch # 1462364
08/20/2026 12:03:48 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260820-0077644

This instrument was prepared by:
Spencer Carter
1018 SE Broad St
Murfreesboro, TN 37130

Once recorded, return to:
Carly Carter
1527 23rd Ave N
Nashville, TN 37208

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0) in hand, paid to Spencer Carter, 1018 SE Broad Street, Murfreesboro, TN 37130 with an address of _____ (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Carly Carter with an address of 1527 23rd Ave N Nashville, TN 37208 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 081-14-0-108.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:
Name: Carly Carter
Address: 1527 23rd Ave N, Nashville, TN 37208

Exhibit A

Legal description of the real property being conveyed by this instrument.

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Re-Subdivision of the Northerly 50 feet of Lots No. 8 and 17 on the Map of Georgia Industrial Realty Company's North Nashville Property of record in Plat at Instrument No. 20231130-0092468, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here by made for a more complete description of the property.

BEING THE SAME PROPERTY CONVEYED TO SPENCER CARTER BY WARRANTY DEED FROM DENISE CARTER AND SPENCER CARTER DATED NOVEMBER 15, 2023 AND RECORDED ON NOVEMBER 30, 2023 in Instrument number 20231130-0092468. Register's office for Davidson county, Tennessee.

This conveyance is subject to: 1) current years taxes which jave been prorated and assumed by the Grantee: 2) all restrictions of record: 3) all easements of record: 4) all visible easements: 5) All matters appearing on the plan of record: 6) All applicable government and zoning regulations.

This is improved property having a physical address of 1527 23rd Avenue N, Nashville, TN 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 19th day of August, 2026.

Spencer Carter

State of Tennessee

County of Davidson

Witnessed my had and seal, this 19th day of August, 2026.

Notary Public

My Commission Expires: 01-22-2029

JUAN GABRIEL PALACIO RICO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 0.

Affiant

Subscribed and sworn before me, this 19th day of August, 2026

Notary

JUAN GABRIEL PALACIO RICO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY