Karen Johnson Davidson County
Batch# 1465378 DEEDQC
08/31/2026 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260831-0080371

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Donald A. Carpenter
AFFIANT

Subscribed and sworn to before me on this day, August 26, 2026.

Cathryn M. Hall
Notary Public

My Commission Expires: _____

New Owner Address:
Carpenter Family Trust
414 Annex Ave
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number:
102 03 0 157.00

QUITCLAIM DEED

Donald Allen Carpenter ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Carpenter Family Trust**, dated August 26, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 26, 2026**.

Donald Allen Carpenter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Donald Allen Carpenter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 26, 2026.

Notary Public

My Commission Expires: _____

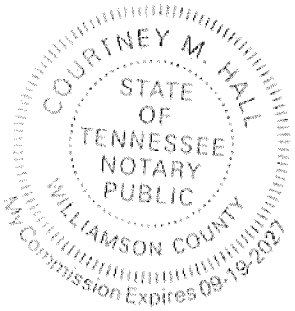


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1217 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1217 fronts 80.00 feet on the easterly side of Annex Avenue and extends back 155.3 feet on the northerly line and 155.7 feet on the southerly line, to a line in the rear on which it measures 65.84 feet.

Being the same property conveyed to Donald Allen Carpenter and wife, Meredia June Carpenter, from Wesley Odell Elizer and wife, Dorris A. Elizer, by deed of record in Book 4839, Page 556, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Donald Allen Carpenter from Meredia June Carpenter, pursuant to that certain Divorce Decree of the Fourth Circuit Court for Davidson County, TN, Case No. 87D-3142, by deed of record in Book 7445, Page 746, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 414 Annex Ave, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 August 26, 2026.

E Z Wiles

Affiant Signature

8/26/26

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 26, 2026.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027