Karen Johnson
Batch # 1468667
09/04/2026 08:55:57 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260904-0082248

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-07-2029

STATE OF TENNESS

COUNTY OF DAVID

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

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

Notary public

My commission Expires: October 7, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Jason R. Vartikar-McCullough Living Trust 2109B Carter Avenue Nashville, Tennessee 37206	Jason R. Vartikar-McCullough Living Trust 2109B Carter Avenue Nashville, Tennessee 37206	083-03-1O-002.00-CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jason Vartikar-McCullough, a single man, does hereby quitclaim, transfer and convey unto Jason R. Vartikar-McCullough, as Trustee of the Jason R. Vartikar-McCullough Living Trust, dated August 26, 2026, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described in Exhibit A.

Being the same property conveyed to Jason Vartikar-McCullough, a single man, from Phillips Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed, dated and recorded on May 19. 2026, as Document 20260519-0045200, Register's Office for Davidson County, Tennessee.

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

Property Address: 2109B Carter Avenue, Nashville, Tennessee 37206

Witness my hand this 26th day of August 2026.

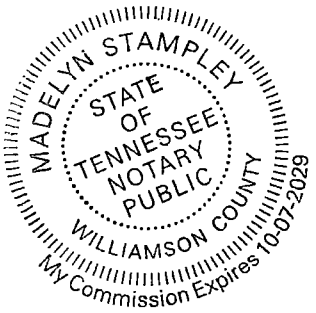
Jason R. Vartikar-McCullough, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Jason R. Vartikar-McCullough, as Grantor, 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, at office, this day, August 26, 2026.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 7, 2029

Exhibit A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, of TWENTYONE-NINE CARTER AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TWENTYONE-NINE CARTER AVENUE, a Horizontal Property Regime, of record in Instrument No. 20220617-0069845 and as amended in Instrument No. 20260224-0014541, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.