THIS INSTRUMENT WAS PREPARED BY: **Zanger Law Firm** **135 Clif Garrett Drive** **White House, Tennessee 37188**	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of September 2026 Jailen Murphy NOTARY PUBLIC MY COMMISSION EXPIRES: 5-12-2030

JAILEN MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-12-2030

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Book and Page Numbers
Michael Carter	Same	Book 7267, Page 855-856
(NAME) 1400 Union Hill Road	(NAME)	Map/Parcel Number 17-229 10D-3925
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charlene L. Carter (formerly known as Charlene L. Spurlock), a married woman, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto Michael Carter, a married man, hereinafter called "GRANTEE", his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee,** described as follows, to-wit:

Karen Johnson Davidson County
Batch # 1474707 DEEDQC
09/17/2026 02:23:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260917-0086797

Land in Davidson County, Tennessee, being in the formerly 10th Civil District, located on Union Hill Road, and further described as follows:

BEGINNING at an iron pin in the North right-of-way of Union Hill Road (a 50 foot right-of-way); thence with Cecil L. Hitt North 28 deg. 00' 00" East 896.82 feet to an iron pin; thence with same North 86 deg. 45' 27" West 364.82 feet to an iron pin by an elm; thence with Bobby L. Hitt North 39 deg. 50' 50" East 70.21 feet to an iron pin; thence with Clyde Darnell and Delton E. Keen, etux, North 36 deg. 14' 14" East 353.11 feet to an iron pin; thence with Dill along a new line South 85 deg. 00' 00' East 1175.88 feet to an iron pin; thence with Waggoner South 39 deg. 33' 15" West 555.68 feet to an iron pin; thence with same South 45 deg. 31' 59" East 158.00 feet to an iron pin; thence with same South 03 deg. 54' 51" East 446.78 feet to an iron pin; thence with Owens North 86 deg. 12' 48" 648.80 feet to an oak stump; thence with same North 24 deg. 00' 00" East 33.00 feet to a set stone; thence with same North 75 deg. 55' 19" West 297.00 feet to an iron pin; thence with same South 29 deg. 28' 27" West 402.08 feet to an iron pin in the North margin of Union Hill Road; thence with said right-of-way North 47 deg. 00' 00"West 206.93 feet, containing 25.00 acres, more or less, by survey of John Kohl, dated May 29, 1985.

Being the same property conveyed to Charlene L. Spurlock by Quitclaim Deed from Clarence E. Spurlock, of record in Book 7267 Page 855-856, Register's Office, Davidson County, Tennessee. Previously being the same property conveyed to Clarence E. Spurlock and Charlene L. Spurlock by deed from Elrod H. Swanson and Audrey A. Swanson, of record in Book 6938, page 932, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 1400 Union Hill Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 15th day of September 2026.

Charlene Carter

Charlene L. Carter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Charlene L. Carter, with whom I am personally acquainted, (or proved to me

on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 15th day of September 2026.

Jailen Murphy
Notary Public

My Commission Expires: 5-12-2030

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Charlene L. Carter
Affiant

