Karen Johnson Davidson County
Batch# 1476423 DEEDQC
09/22/2026 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260922-0087953

PREPARED BY:
CLOSED, LLC
2540 Madison Street, Suite F
Clarksville, TN 37043
File No. 11386-26

STATE OF Tennessee
COUNTY OF Robertson
The actual consideration or value for this transfer is $0.00.

SUBSCRIBED AND SWORN TO ME ON 9/8/26.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 4/20/30

CHEATHAM COUNTY TENNESSEE NOTARY PUBLIC STATE OF DANA L. AUSTIN

ADDRESS OF NEW OWNER:
Tammany Marie Carter
8274 Greenbrier Road
Nashville, TN 37080

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
005-00-0-028

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **TINA D. BRIAN and SENTHY ANN SPEARS**, Grantor, do hereby quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **TAMMANY MARIE CARTER,** Grantee.

Said property conveyed herein is described as follows:

THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 14TH CIVIL DISTRICT OF Davidson COUNTY. TENNESSEE. THIS PROPERTY FRONTS ON GREENBRIER ROAD AND BEING KNOWN AS PART OF THE MELVIN A. BAKER FARM. BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GREENBRIER ROAD, SAID BEGINNING POINT BEING MEASURED ALONG THE EASTERLY MARGIN OF GREENBRIER ROAD 1717.48 FEET NORTHERLY OF THE CENTER OF THE SOUTH FORK OF SYCAMORE CREEK WHERE IT INTERSECTS THE EASTERLY MARGIN OF GREENBRIER ROAD; THENCE WITH THE EASTERLY MARGIN OF GREENBRIER ROAD IN A NORTHERLY AND NORTHWESTERLY DIRECTION IN A CURVE 97.62 FEET SET SOUTH 89 DEGREES 39 MINUTES WEST 5.00 FEET TO AN IRON PIN: THEN RESUMING WITH THE EASTERLY MARGIN OF GREENBRIER ROAD IN A GENERALLY NORTHERLY DIRECTION IN A CURVE 158.05 FEET TO A POINT; THEN LEAVING GREENBRIER ROAD AND GOING SOUTH 81 DEGREES 07 MINUTES EAST 1561.8 FEET TO A POINT; THENCE SOUTH 4 DEGREES 10 MINUTES WEST 250 FEET TO A POINT; THENCE NORTH 81 DEGREES 07 MINUTES WEST

1556.4 FEET TO THE POINT OF THE BEGINNING. ACCORDING TO A SURVEY BY BARRY CREER AND ASSOCIATES DATED OCTOBER, 1976.

Being the same property conveyed to Larry Joe Carter by Quit Claim Deed from Larry Joe Carter and wife, Betty Sue Carter, dated 3/23/2006 and recorded 4/3/2006 in Instrument No. 20060403-0037818, said Register's Office. Larry Joe Carter died 12/30/2025. His heirs at law being Tina D. Brian, Tammany Marie Carter and Senthy Ann Spears see Affidavits of Heirship in Instrument No. 20260302-0015923 and Instrument No. 20260302-0015924, said Register's Office.

Property Address: 8174 Greenbrier Road, Nashville, TN 37080

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8 day of September, 2026.

Tina D. Brian
TINA D. BRIAN

Senthy Spears
SENTHY ANN SPEARS

STATE OF Tennessee
COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **TINA D. BRIAN and SENTHY ANN SPEARS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and seal, this 8 day of September 2026.

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

NOTARY PUBLIC
My Commission Expires: 4/20/30

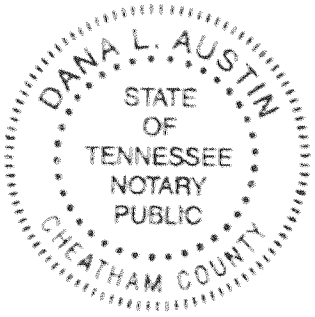
TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 9/8/2026.

Elizabeth Levsen
Date: 9/8/2026

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 9/8/2026.



Notary Public
My Commission Expires: 4/20/2030