AFTER RECORDING RETURN TO:
Brian Caroland
4501 Ramblewood Lane
Old Hickory, TN 37138

SEND TAX BILLS TO:
Brian Caroland
4501 Ramblewood Lane
Old Hickory, TN 37138

New Owner: Same

GRANTOR:
Charlotte Caroland
5548 W Shady Trl.
Old Hickory, TN 37138

Karen Johnson
Batch # 1478899
09/30/2026 10:47:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260930-0090270

GRANTEE:
Brian Caroland
4501 Ramblewood Lane
Old Hickory, TN 37138

MAP/PARCEL: 08701-0-A-80.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the adjustment and division of property rights incident to divorce, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, CHARLOTTE CAROLAND ("Grantor") hereby remises, releases, and quitclaims unto BRIAN CAROLAND ("Grantee"), his heirs and assigns, all right, title, interest, claim, and demand, if any, which Grantor has or may have in and to the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Chesney Glen, Section Two, of record in Book 9700, Page 434, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

* Being the same property conveyed to Maria D. Toro and husband, Nerman Jakubovic by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 11071, Page 569, Register's Office for Davidson County. Property thereafter vested in Maria D. Toro by Quit Claim Deed from Nerman Jakubovic dated March 24, 1999, of record in Instrument Number 200009130090837, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 3105 CHAMBLEY COURT, HERMITAGE, TN 37076

Subject to the matters listed in the recorded deed, including property taxes; matters affecting the premises as shown on Plat Book 9700, Page 434; restrictive covenants of record; a stormwater detention agreement; an open space/common-area fence agreement; HOA charter; and any and all restrictions, conditions and easements of record.

Grantor conveys only whatever right, title, interest, or claim Grantor may have in the property. No covenant or warranty of title, express or implied, is made by Grantor. This deed is executed as an adjustment of property rights between divorcing parties.

WITNESS my signature this 25th day of September, 2026.

Charlotte Caroland
CHARLOTTE CAROLAND, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, CHARLOTTE CAROLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of September, 2026.

Brittney Lenox
NOTARY PUBLIC

My Commission Expires: 1-4-2027

BRITTNEY FAWN LENOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

REALTY TRANSFER TAX STATEMENT

This conveyance is made as an adjustment of property rights between divorcing parties. No monetary consideration is being paid for this conveyance.

CC

* Being the same property conveyed to Brian Cardand by Warranty Deed from Maria D. Tow, of record in instrument No. 20140722-0064961, Register's Office for Davidson County, Tennessee, dated July 15th, 2014.