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 Davidson County
Batch # 1478899 DEEDQC
09/30/2026 10:47:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260930-0090271

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

MAP/PARCEL: 108040A06200

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:

BEING Lot No. 7, Phase II, Section II, Villages of Larchwood, First Revision, as shown by plat of record in Plat Book 9700, Page 627, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

* Being the same property conveyed to Daniel P. Lockwood and Nichole L. Lockwood, husband and wife, by deed from Kimberly M. Bandith and Thomas W. Miles, Tenants in Common with Rights of Survivorship, of record in Instrument 20050705-0076748, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 817 RAGSDALE CT., NASHVILLE, TN 37214

Subject to restrictions and by-laws and other matters of record referenced in the prior recorded deed; matters appearing on the plan of record in Plat Book 9700, Page 627; recorded and unrecorded zoning regulations, building restrictions and setback lines; easements and rights-of-way for public utilities; current property taxes; and other matters of public 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

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

* Being the same property conveyed to Brian Cardenal by Warranty Deed from Daniel P. Lockwood and wife, Nichole L. Lockwood, of record in instrument No. 20160523-0051163, Register's Office for Davidson County, Tennessee, dated May 20th, 2016