Karen Johnson Davidson County
Batch # 1483484 DEEDQC
10/13/2026 11:37:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261013-0093978

THIS INSTRUMENT PREPARED BY:

Irwin Kuhn
McCracken Kuhn, PLLC
4501 Charlotte Ave, #90743
Nashville, TN 37209
615.669.6859, Ext. 104
Kuhn@McCracken.Law

STEPHANIE DOWLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10/4/2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer pursuant to TENNESSEE CODE ANNOTATED § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a MARITAL DISSOLUTION AGREEMENT entered in the Chancery Court for Wilson County, Tennessee, 2025-DC-137.

BRIAN ROSS CAROLAND, Affiant

Subscribed and sworn to before me, this 30 day of September 2026.

NOTARY PUBLIC
My Commission Expires: 10/4/2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charlotte Coggins Caroland 5548 West Shady Trail Old Hickory, TN 37138	New Owner	Map and Parcel No.: 096-11-0-012.00

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement, executed by the parties to be incorporated in the Final Decree of Divorce in the Circuit Court for Wilson County, Tennessee, in the case of *Charlotte Coggins Caroland v. Brian Ross Caroland, Docket Number 2025-DC-137*, BRIAN ROSS CAROLAND (the "Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto CHARLOTTE COGGINS CAROLAND (the "Grantee"), her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 529 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page (s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Caroland and Charlotte Caroland, Husband and Wife, by Warranty Deed from Philip Scott Childs and Kathryn Elizabeth Childs, Husband and Wife, of record in Instrument No. 20180323-0027698, Register's Office for Davidson County, Tennessee, dated March 22, 2018, and recorded on March 23, 2018.

Being the same property conveyed to Philip Scott Childs and Kathryn Elizabeth Childs by Warranty Deed from David Sharifi of record in Instrument No. 20120320-0023358 Register's Office for Davidson County, Tennessee, dated March 15, 2012, and recorded on March 20, 2012.

This conveyance is subject to all mortgages, plat restrictions, and taxes for the year 2026 and subsequent years.

This is improved property, known as **3136 Crosswood Drive, Nashville, TN 37214**.

IN WITNESS WHEREOF, Grantor executed this instrument on this the 30th day of September 2026.

BRIAN ROSS CAROLAND, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public, in and for the said county and state, the within named BRIAN ROSS CAROLAND, the 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 and official seal this 30 day of September 2026.

Notary Public

My Commission Expires: 10/4/2027

