Karen Johnson Davidson County
Batch# 1483766 DEEDQC
10/14/2026 10:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261014-0094358

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Edith E. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

MM QCD 26 6182 6188

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Wayne Carney	**New Owner**	
(NAME)	(NAME)	
6182 Old Hickory Blvd.,		**03800014900**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDITH CARNEY, unmarried,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MICHAEL WAYNE CARNEY, married** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

See attached Exhibit "A"

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6182 Old Hickory Blvd., Whites Creek, Tennessee 37189**.

Witness my/our hand(s) this the 7th day of October, 2026.

Edith E. Carney
Edith Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDITH CARNEY, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10/7/26.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

Exihibt "A"

A certain tract or parcel of land in the 14th (formerly 24th) Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning at an iron pin in the northwest corner of land herein described in the east margin of Old Hickory Boulevard south 459.48 feet with the curve of the east margin of Old Hickory Boulevard from the south line of Luther Carney's land and the northwest corner of the land described in the Deed recorded at page 90 of Book 4672 in the Register's Office of Davidson County; thence south 69° 28' 45 ½" east 663.66 feet to an iron pin; thence south 194.96 feet to a point; thence north 64° 39' 48" west 330 feet to an iron pin; thence south 37° 18' 7" west 412 ½" feet to an iron pin; thence north 9° 44' west 114.93 feet to a point; thence north 64° 10' 4" west 256.53 feet more or less to the east margin of Old Hickory Boulevard; thence with the east margin of Old Hickory Boulevard 430.18 feet with a curve on a 1,175.92 feet radius to the point of beginning, containing 5.05 acres, more or less according to survey by Wilson Engineering Company dated June 28th, 1978, and revised February 7th, 1980;

Being the same property conveyed to Michael Carney and wife, Edith Carney by Warranty Deed from W R Baker and wife, Glover Dale Tarver Baker executed on November 4, 1982 and recorded December 10, 1982 in Book 5976, page 215, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 10 | 7, 2026.

Affiant Signature

Date 10/7/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of Oct., 2026.

Notary Signature

MY COMMISSION EXPIRES: 02.05.30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY