THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Edmond R. Queen, Trustee of The Edmond R. Queen Revocable Living Trust	SAME	038 000 085.00
799 Elysian Fields		
Nashville, TN 37204		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **EDMOND RAY QUEEN**, do hereby quitclaim and convey to **EDMOND R. QUEEN, Trustee of THE EDMOND R. QUEEN REVOCABLE LIVING TRUST dated March 8, 2024**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Included in the following description, but excluded from this conveyance is a 9.5 acre tract described in Deed of record in Book 2541, page 239, a 2900 sq. ft. tract described in Deed of record in Book 2547, page 377, a 1.58 acre tract described in Deed of record in Book 2592, page 349, a 17.4 acre tract described in Deed of record in Book 4181, page 263, and a 6.99 acre tract described in Deed of record in Book 5184, page 540, Register's Office of Davidson County, Tennessee.

Tract A:

Beginning at the center of Carney Road in Joseph E. Carney's East boundary line at the N.W. corner of a tract of 8.40 acres, shown on said map; thence with the center of said road, S. 71 1/2° E. 488 feet; S. 79° E. 238 feet and N. 63 1/4° E. 394 feet to a small hickory, thence N. 79 1/2° E. 64 feet to a large chestnut; thence N. 3/4° E. 290 feet to a large chestnut; thence N. 74 3/4° W. 250 feet to corner post of fence; thence N. 4 1/4° E. 465 feet to a black gum; thence N. 7 3/4° W. 212 feet to a wild cherry tree; thence N. 14 1/4° W. 1363 feet, more or less to a point; thence N. 86° W. 551 feet to a flat rock at mouth of branch; thence S. 47 poles or 775.5 feet to two black oaks; thence W. 22 poles or 363 feet to a gum and beech; thence S. 96 poles or 1584 feet to the beginning, containing 63.83 acres, more or less.

Karen Johnson Davidson County
Batch# 1114551 DEEDQC
03/25/2024 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240325-0020446

Tract B:

Beginning at the intersection of the Old Carney Road and Old Hickory Boulevard; thence N. 11° W. with the center of Old Carney Road 100 feet N. 17 1/2° W 215 feet; thence S. 83 1/2° E. to the center of Old Hickory Boulevard, 207 feet; thence with the center of same S. 46 1/2° W. 138 feet; S. 35° W. 205 feet to the beginning, containing 0.75 acres, more or less.

Being the same property conveyed to Edmond Ray Queen, by Quitclaim Deed dated July 14, 2010, from Cynthia Williams Queen, of record in Instrument No. 20110726-0057164, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6069 Old Hickory Blvd, Whites Creek, Davidson County, TN 37067.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of March, 2024.

EDMOND RAY QUEEN

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDMOND RAY QUEEN**, he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 25th day of March, 2024.

Notary Public

My commission expires: 03/03/2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
25th day of March, 2024.

Notary Public

My commission expires: 03/03/2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 March 25, 2024.

March 25, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

