Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

Karen Johnson
Batch # 1151513
06/26/2024 03:58:35 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240626-0048098

ERIC EDMONDSON, ET AL

TO: QUITCLAIM DEED

MIMWAH W. WATKINS

THIS QUITCLAIM DEED OF REALTY, executed this 24th day of June, 2024, by and between ERIC EDMONDSON and TAASELA EDMONDSON, ("Grantors"), and MIMWAH W. WATKINS, ("Grantee"),

WITNESSETH:

That Grantors does hereby quitclaim and convey unto Grantee, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Being Lot No. 10 on the Map of the Subdivision of the Julia A. Joiner Tract as of record in Plat Book 2, page 122, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 10 fronts 50 feet on the northerly side of Whitsitt Road and runs back 150 feet on the westerly line and 150.8 feet on the easterly line to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Clarence Edmondson, Jr. and Eric Edmondson, by Warranty Deed from J.C. Villines, a single man, dated July 22, 1975, of record in Deed Book 4934, Page 746, in the Register's Office for Davidson County, Tennessee.
>
> Clarence Edmondson, Jr. died intestate on November 1, 2022. The Decedent died with no biological or adopted children. The decedent was survived by seven siblings, Kalania White, Sabica Edmondson, Diana Dawoud, Taasela Edmondson, Eric Edmondson, Mimwah Edmondson, and Ann West, and was preceded in death by five siblings, Tom Edmondson, Mollie Watkins, Jamyhl Pringle, Kahiel Edmondson, and Larry Edmondson.

Tom Edmondson predeceased the decedent on December 23, 1995, survived by two adult children, Crystal Edmondson and Thomas Edmondson. Mollie Watkins predeceased the decedent on May 4, 2017, survived by three adult children, John Watkins, Mimwah Watkins, and April Provens. Jamyhl Pringle predeceased the decedent survived by two adult children, Chephon Pringle Davis and Joshua Pringle. Kahiel Edmondson predeceased the decedent, survived by no spouse and no children. Larry Edmondson predeceased the decedent, survived by no spouse and no children.

Reference is hereby made to the Amended Affidavit of Heirship confirming the vesting of title after the death of Clarence Edmondson, Jr. in Kalania White, Sabica Edmondson, Diana Dawoud, Taasela Edmondson, Eric Edmondson, Mimwah Edmondson, Ann West, Crystal Edmondson, Thomas Edmondson, John Watkins, Mimwah Watkins, April Provens, Chephon Pringle Davis, and Joshua Pringle, dated January 8, 2024, and recorded January 23, 2024, of record in Instrument No. 20240123-0003834, in the Register's Office for Davidson County, Tennessee

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the real estate above described together with all rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, his successors and assigns, forever.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ERIC EDMONDSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ERIC EDMONDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of June, 2024.

My Commission Expires:

1·28·26.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

TAASELA EDMONDSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TAASELA EDMONDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of June, 2024.

My Commission Expires:

1·28·26.

JENNIFER WHEELER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 01-28-2026

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
MIMWAH W. WATKINS, ET AL 336 Whitsett Road Nashville, Tennessee 37210	SAME/OWNER
Property Address:	Map and Parcel No.:
336 Whitsett Road Nashville, Tennessee 37210	119-050-364.00

STATE OF TENNESSEE, Davidson COUNTY
The actual consideration given for this conveyance is **$0.00.**

Affiant

Subscribed and sworn to before me this the 24th day of June, 2024.

Notary Public
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026