Karen Johnson Davidson County
Batch# 1162760 DEEDQC
07/26/2024 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240726-0056560

PREPARED BY:

Sophie L. Buntin, Esq.
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615.208.4532 | SOPHIE@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Charissa Sumerlin
AFFIANT

Subscribed and sworn to before me on this day, July 26, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 08/19/2027

New Owner Address:
Edwards Family Trust
905A Halcyon Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118-01-4Q-OO 1.00-CO

QUITCLAIM DEED

Charissa Dawn Sumerlin ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Edwards Family Trust**, dated July 26, 2024 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 26, 2024**.

Charissa Dawn Sumerlin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charissa Dawn Sumerlin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 26, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

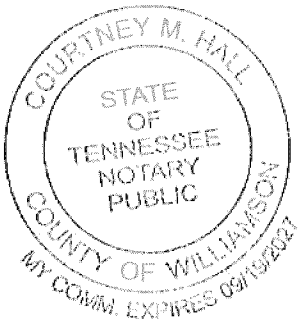


EXHIBIT A

Land in Davidson County. Tennessee, being Unit A of the Homes At 905 Halcyon, a Planned Unit Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 905 Halcyon, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160125-0006880, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 905 Halcyon, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160125-0006880 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Charissa Dawn Sumerlin from Loren Seth Sumerlin by deed of record in Instrument No. 20230829-0067627, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 905A Halcyon Avenue, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 July 26, 2024.

Affiant Signature

7-26-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 26, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027