Karen Johnson Davidson County
Batch# 1168419 DEEDQC
08/13/2024 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061088

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7 day of August, 2024.

NOTARY PUBLIC
Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Linda J. Edquist, Trustee
2134 Kirkwall Drive
Nolensville, TN 37135

SEND TAX BILLS TO:
Owner

Map/Parcel 187090A7800

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Linda J. Edquist ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Linda J Edquist as Trustee of the Linda J. Edquist Trust u/a/d April 9, 2003 as amended on July 23, 2020 ("Grantee")**, her successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Burkitt Village Phase One, Section Two, of record in Instrument No. 20141002-0090861 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Linda J. Edquist by deed from Rachel Elaine Peach f/k/a Rachel Elaine Eddings and William Samuel Peach, Stephen Eddings and wife Paula Eddings of record at Instrument No. 20240515-0036046 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 7th day of August 2024.

Linda J Edquist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Linda J. Edquist, with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence), and further acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 7th day of August, 2024.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 9th day of August, 2024.

K. Thomas Sidwell
Date: 08/09/2024

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 9th day of August, 2024.

Notary Public
My Commission Expires: 1-31-26

