Karen Johnson
Batch # 1191314
10/09/2024 11:34:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241009-0078430

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Jones, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2024 Edwards Community Property Trust 707 Overton Park Nashville, Tennessee 37215	The 2024 Edwards Community Property Trust 707 Overton Park Nashville, Tennessee 37215	117 13 0B 149.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott D. Edwards** and wife, **Alisa S. Edwards**, by these presents do hereby quitclaim and convey unto **Scott D. Edwards and Alisa S. Edwards, as Trustees of The 2024 Edwards Community Property Trust** created pursuant to instrument of revocable trust dated October 7th, 2024, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 707 on the Plan of the Final Plat of Abbottsford Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as of record in Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, and amended in Instrument No. 20030728-0105238, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott D. Edwards and wife, Alisa S. Edwards, by Warranty Deed from Michael A. Boroch and wife, Ramona Boroch, of record as Instrument No. 20110719-0055117, Register's Office for Davidson County, Tennessee.

This is improved property, known as 707 Overton Park, Nashville, Tennessee 37215.

WITNESS our hands this 7th day of October, 2024.

Scott D. Edwards

Scott D. Edwards

Alisa S. Edwards

Alisa S. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Maria Easter, Notary Public, **Scott D. Edwards** and **Alisa S. Edwards**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 7th day of October, 2024.

Notary Public

My Commission Expires: 03/03/25

459100.006

MARIA EASTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY