Karen Johnson
Batch # 1201114
11/04/2024 12:16:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241104-0085503

This Document Prepared By:
WILLIAM CARTWRIGHT
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Map/Parcel No.
165 14 0 159.00

Address New Owners and After Recording,
Send Tax Bills To:
Michael Arvell Edmonds and Renee Edmonds, as Trustees
1509 Water Oak Ct.
Antioch, Tennessee 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, MICHAEL A. EDMONDS, the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to MICHAEL ARVELL EDMONDS and RENEE EDMONDS, as Trustees of THE MICHAEL and RENEE EDMONDS LIVING TRUST, U/A dated October 25, 2024, and any amendments thereto, the GRANTEE,

Whose mailing address is 1509 Water Oak Ct., Antioch, Tennessee 37013;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in, Davidson County, Tennessee, as more fully described in Deed Book 10042, Page 400, ID # 165-14-159, being known and designated as being Lot No. 280 on the Plan of Section 17, Peppertree Forest, of record in Plat Book 8250, Page 196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Edmonds, unmarried, by Warranty Deed from Travis Thompson and Rindi Thompson, of record in Instrument No. 20061221-0157542, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1509 Water Oak Ct., Antioch, Tennessee 37013;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 25th day of October, 2024.

MICHAEL ARVELL EDMONDS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, MICHAEL ARVELL EDMONDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 25th day of October, 2024.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD