QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1213579 DEEDQC
12/09/2024 03 50 49 PM 2 pgs
Fees $12 00 Taxes $0 00

20241209-0095581

AJ-QCD-24-2913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Carol Y. Strode
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Carol Y. Strode and Larry D. Erves	**New Owner**	**15005018900**
(NAME) **2913 Edge Moor Drive**	(NAME) 4043 Sharon Woods Dr.	
(ADDRESS) **Nashville, TN, 37217**	(ADDRESS) Powder Springs, GA 30127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAROL Y. STRODE (a.k.a. CAROL E. STRODE) ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CAROL Y. STRODE and LARRY D. ERVES, wife and husband, ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 728 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 17, ALL OF RECORD IN BOOK 4460, PAGE 44, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CAROL E. STRODE, BY WARRANTY DEED, FROM JAMES ERVES, OF RECORD IN INSTRUMENT NO. 20050401-0035718, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE PRIOR DEED OF RECORD ERRONEOUSLY REFERRED TO CAROL Y. STRODE AS CAROL E. STRODE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as **2913 Edge Moor Drive, Nashville, TN, 37217.**

Witness our hands this the **5TH** day of December, 2024.

CAROL Y. STRODE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL Y. STRODE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the **5TH** day of December, 2024.

Notary Public
My Commission Expires

