Karen Johnson Davidson County
Batch # 1221667 DEEDQC
12/30/2024 12:54:23 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241230-0101077

Prepared By:
Mr. Eric Edington
140 Jefferson Sq
Nashville, Tennessee 37215

After Recording Return To:
Robert Eric Edington
140 Jefferson SQ
Nashville, Tennessee 37215

TAX PARCEL ID #: 131050A140000

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that EBD LLC. *("Grantor")* , a/an Tennessee company, **whose address is** 140 Jefferson SQ, Nashville, Tennessee 37215, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Robert Eric Edington *("Grantee")* , **whose address is** 140 Jefferson SQ, Nashville, Tennessee 37215, all right, title, interest and claim to the following real estate property located at 140 Jefferson SQ in the City/Township of Nashville, located in the County of Daivdson and State of Tennessee and ZIP code of 3794, to-wit:

Property having Lot No. H-140, with the Section No. 1, and having the following description: Land in Davidson County, Tennessee, being Unit No. H-140 on the Plan of Section One, Jefferson Square Townhouses of record in Plat Book 4675, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Ewers, unmarried by Warranty deed from Robert M. Sanderson and wife, Hester C. Sanderson of record in Book 10972, page 493, Register's Office for Davidson County, Tennessee, dated June 10, 1998 and recorded on June 11, 1998.

The said William M. Ewers died on or about April , 2018, leaving Jeffrey M. Ewers and Matthew W. Ewers as his sole heirs-at-law as referenced in Affidavit of Heirship of record in Instrument Number 20190516-0046055, in said Register's Office.

Being the same property conveyed to EBD, LLC, A Tennessee Limited Liability Company, record in Instrument Number 20200717-0078921, in said Register's Office.

Being also known as 140 Jefferson Square Nashville, Tennessee 37215

FOR VALUABLE CONSIDERATION, in the amount of ~~$334,900~~ 10.00.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/01/2024, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Robert Eric Edington
President of EBD

(Grantee's or Authorized Representative's Signature)
Robert Eric Edington

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

(FIRST WITNESS NAME TYPED)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Robert Eric Edington

Grantor's Address:

Robert Eric Edington
President

140 Jefferson SQ
Nashville, Tennessee 37215

EBD
140 Jefferson SQ
Nashville, Tennessee 37215

Mail Subsequent Tax Bills To:
Robert Eric Edington
140 Jefferson SQ
Nashville, Tennessee 37215

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAIVDSON)

The foregoing Quit Claim Deed was acknowledged before me on December 27, 2024 by Robert Eric Edington, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Anthony N. Greco

(Printed Notary Name) Daivdson, Tennessee

My Commission expires:



OATH OF CONSIDERATION

The following oath of consideration states:

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this Quit Claim Deed transfer is $0.00.

Affiant

Subscribed and sworn before me, this 27 day of December, 2024.

Notary

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028