Karen Johnson
Batch # 1229441
01/23/2025 08 13 08 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250123-0005129

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP & PARCEL ID
Edsel J. Charles & Bonnie L. Charles, Co-Trustees Charles Tennessee Community Property Trust 609 Banbury Place Brentwood, TN 37027	same as new owner	172 09 0A 084.00

THIS INSTRUMENT WAS PREPARED BY
Elizabeth L Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone 615-293-5598 - Fax 615-791-6096 - Email eadams@adamslaw-tn com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this tra)

Edsel J. Charles)
EDSEL J. CHARLES,)
Affiant)

Subscribed and sworn to before m)
this 16th day of January, 2025)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires. March 9, 2027.)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, EDSEL CHARLES and wife, BONNIE CHARLES, "Grantor," by these presents, does hereby quitclaim and convey unto EDSEL J. CHARLES AND BONNIE L. CHARLES, AS CO-TRUSTEES OF THE CHARLES TENNESSEE COMMUNITY PROPERTY TRUST, dated January 16, 2025, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development of record in Plat Book 9700, page 605, 606, 607, 608 & 609, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Edsel Charles and wife, Bonnie Charles, by deed from Jones Land Company, LLC, a Tennessee limited liability company,

of record in Instrument Number: 00010972-0000131, Register's Office for Davidson County, Tennessee,

This is improved property known as 609 Banbury Place, Brentwood, TN.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of January, 2025.

Edsel Charles
EDSEL CHARLES

Bonnie Charles
BONNIE CHARLES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDSEL CHARLES and BONNIE CHARLES with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 16th day of January, 2025.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

