Karen Johnson Davidson County
Batch# 1229450 DEEDQC
01/23/2025 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005151

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 17th day of January, 2025. Notary Public My Commission Expires: 10/26/27 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

DANIEL WIDBOOM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY My Commission Expires 10-26-2027

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of January, 2025, among:

LAURA EDWARDS,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LAURA EDWARDS, TRUSTEE OF THE LUNDWALL MCDANIEL FAMILY TRUST DATED JANUARY 17, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, Being Lot No. 528 on the Plan of Caldwell Hall, Section Nine, as of record in Book 3300, page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura Edwards by Warranty Deed from Gene Daniel Parker and Linda Ann Parker dated May 30, 2001, and recorded June 7, 2001, at Instrument No. 20010607-0059606, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 403 Wauford Drive, Nashville, Tennessee 37211.

THIS DEED has been prepared solely upon information furnished by **Laura Edwards.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

LAURA EDWARDS

State of Tennessee
County of Marshall

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

Witness my hand and official seal this 17th day of January, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Owner Name & Property Address:

Laura Edwards, Trustee
Lundwall McDaniel Family Trust dated January 17, 2025
403 Wauford Drive
Nashville, Tennessee 37211

Responsible Party For Taxes:

Laura Edwards, Trustee
Lundwall McDaniel Family Trust dated January 17, 2025
403 Wauford Drive
Nashville, Tennessee 37211

Tax Map and Parcel: 147-01-132

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-17-25.

Date

T Linville

Affiant Signature

1-17-25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 17th day of January, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY