THIS INSTRUMENT PREPARED BY:

J. DAVID DILLON
DILLON ESTATE COUNSEL, PLC
P.O. BOX 158129
NASHVILLE, TN 37215-8129
PH. 615-970-7068

Karen Johnson Davidson County
Batch # 1230307 DEEDQC
01/27/2025 11:16:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250127-0006046

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

The actual consideration or value for this transfer, whichever is greater is $0.

Nancy P. Edmunds
Grantor

Sworn to and subscribed by me, this 24 day of January, 2025.

Notary Public
My commission expires: 3/9/2027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Nancy P. Edmunds, Trustee		160-04-0 093.00
407 Ritchie Drive	Same	Parcel 6DU 38560
Nashville, TN 37220		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DAVID E. EDMUNDS and wife, NANCY P. EDMUNDS, (hereinafter "Grantors"), by these presents do hereby quitclaim and convey unto NANCY P. EDMUNDS, TRUSTEE OF THE NANCY PIFER EDMUNDS 2024 TRUST AGREEMENT DATED NOVEMBER 15, 2024, (hereinafter "Grantee"), its successors and assigns, all of Grantors' right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

See Attached Exhibit A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantors. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(F).**

An Affidavit with a copy of the Durable Power of Attorney by which the interest of Grantor DAVID E. EDMUNDS is conveyed and certifying that said Durable Power of Attorney is in effect is recorded immediately prior to this Deed in Book 20250127-0006045 Page _____, Office of the Register of Deeds, Davidson County, Tennessee.

WITNESS OUR HANDS this 24 day of January, 2025.

David E. Edmunds by Nancy P. Edmunds, POA
DAVID E. EDMUNDS, by NANCY P. EDMUNDS, Attorney in Fact, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, DAVID E. EDMUNDS, by NANCY P. EDMUNDS, Attorney in Fact the within named Grantor, 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, at office, this 24 day of January, 2025.

J. David Dillon
Notary Public
My Commission Expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Nancy P. Edmunds
NANCY P. EDMUNDS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. David Dillon, a Notary Public of this County, NANCY P. EDMUNDS, the within named Grantor, 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, at office, this 24 day of January, 2025.

J. David Dillon
Notary Public
My Commission Expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Exhibit A

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Brentview Hills, of record in Book 3300, pages 43 and 44, Register's Office for said County.

SAID Lot No. 28 fronts 90.0 feet on the southerly side of Ritchie Drive and extends back 256.4 feet on the easterly line and 223.0 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 101.9 feet thereon.

Being the same property conveyed to Charles A. Beuerman and wife, Nancy P. Beuerman by deed from Claude Dunn Construction Company, Inc. of record in Book 3816, page 72 and re-recorded in Book 3820, page 286, Register's Office, Davidson County, Tennessee. Being further the same property conveyed to David E. Edmunds and wife Nancy P. Edmunds by Warranty Deed from Charles A. Beuerman and wife, Nancy P. Beuerman, dated June 25, 1992 of record in Book 8662, page 713 Registers Office for Davidson County, Tennessee.

This is improved property known as 407 Ritchie Drive, Nashville, Tennessee.