Karen Johnson Davidson County
Batch # 1238146 DEEDQC
02/18/2025 02:28:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250218-0011870

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Edwin A. Carden, Jr. 713 Aviemore Close Nashville, TN 37220	same as new owner	161 01 0B 010.00

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 Williamson)

The actual consideration for this transfer is $-0-.)

Edwin A Carden, Jr)
EDWIN A. CARDEN, JR., Affiant)

Subscribed and sworn to before me,)
this 13 day of February, 2025.)

Stephanie Hawkins)
NOTARY PUBLIC)
My Commission Expires: 12/13/2027.)

STEPHANIE HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/13/2027
WILLIAMSON COUNTY

THAT FOR AND IN CONSIDERATION OF THE SUM of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWIN A. CARDEN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN A. CARDEN, SR. ("Grantor") quitclaims and conveys unto EDWIN A. CARDEN, JR., his heirs and assigns, all of his right, title and interest in and to the following described real estate, to-wit:

> LAND in Davidson County, TN, being Lot No. 10 on the Plan of Phase One, Aberdeen Woods, of record in Book 9700, Page 589, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Edwin A. Carden and wife, Anne B. Carden, by deed from Zaring Homes, Inc. of record in Instrument Number: 00011081-0000094, Register's Office for Davidson County, Tennessee.

EDWIN A. CARDEN (also known as EDWIN A. CARDEN, SR.) a resident of Nashville, Davidson County, State of Tennessee, who died December 11, 2024, held a one hundred percent (100%) interest in the above-described real estate as the surviving tenant by the entirety. ANNE B. CARDEN (also known as ANNETTE B. CARDEN), predeceased on January 9, 2014. The

Last Will and Testament of Edwin A. Carden, Sr. was admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee on January 23, 2025, Docket No. 25PR-111. The sole beneficiary of the estate is EDWIN A. CARDEN, JR.

This is improved property known as 713 Aviemore Close, Nashville, TN 37220.

IN TESTIMONY WHEREOF, EDWIN A. CARDEN, JR. caused his name to be affixed hereto on this 13 day of February, 2025.

STEPHANIE HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/13/2027
WILLIAMSON COUNTY

Edwin A Carden, M

EDWIN A. CARDEN, JR.,
Personal Representative
Estate of Edwin A. Carden, Sr.

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared EDWIN A. CARDEN, JR. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 13 day of February, 2025.

Stephanie Hawkins

My Commission Expires: 12/13/2027. Notary Public