Karen Johnson Davidson County Batch # 1240285 DEEDQC 02/24/2025 01 58 06 PM 2 pgs Fees $12 00 Taxes $0 00 20250224-0013564	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March 2026 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Linda P. Middleton Revocable Living Trust	**Same**	**149-06-0-035.00**
(NAME) **2501 Treetop Drive**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Linda P. Middleton, an unmarried person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Linda P. Middleton, Trustee of the Linda P. Middleton Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Linda P. Middleton Revocable Living Trust, Dated February 13, 2025,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT BEING LOT NO 47 ON THE REVISED PLAN OF PEBBLE CREEK, SECTION 4, OF RECORD IN BOOK 5210, PAGE 226, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

The same being property conveyed by Deed executed by COLIN WALKER AND WIFE, NGELA D WALKER to CHARLES G. MIDDLETON (DECEASED) AND WIFE, LINDA P. MIDDLETON, on 05-18-1987, as recorded on 05-27-1987 at Book/Liber 7248, Page/Folio 339, Instrument No 29801 in the land records of DAVIDSON COUNTY.

Further being the same property referenced / conveyed to LINDA P MIDDLETON, by "Survivorship Affidavit," in reference to the death of CHARLES G MIDDLETON (DOD: August 6, 1998), dated August 15, 2012, of record in Instrument No 20120823-0075738, Register's Office for Davidson County, Tennessee

This Conveyance is made subject to

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **2501 Treetop Drive, Antioch, TN 37013-1805**

Witness our hands, this the 13th day of February, 2025.

X Linda P. Middleton
LINDA P. MIDDLETON

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 **LINDA P. MIDDLETON** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 13th day of February, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public