Karen Johnson Davidson County
Batch# 1242627 DEEDQC
03/03/2025 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015791

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Winston D. Edwards II, Trustee, Affiant Subscribed and sworn to before me, this 27th day of February, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Winston D. Edwards II and Allyson L. Edwards, Trustees 822 Boscobel Street Nashville, Tennessee 37206	SAME	082 16 0 344.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Winston D. Edwards II and wife, Allyson L. Edwards**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Winston D. Edwards II and Allyson L. Edwards, Trustees of the Winston & Allyson Edwards Living Trust, established by the Revocable Trust Agreement of Winston D. Edwards II and Allyson L. Edwards dated February 27, 2025,** as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 27th day of February, 2025.

Winston D. Edwards II

Allyson L. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Winston D. Edwards II and Allyson L. Edwards, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 61.5 feet of Lot No. 133 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of Record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 133 fronts 61.5 feet on the southerly side of Boscobel Street and extends back between parallel lines, with the westerly margin of South 9th Street, 175.0 feet to an alley.

Being the same property conveyed to Winston Darwin Edwards II and wife, Allyson Lyon Edwards by deed from Brooks T. West and Ashley Brooke West, husband and wife, of record as Instrument No. 20191112-01161070, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Winston D. Edwards II and Winston Darwin Edwards II are one and the same person. Allyson L. Edwards and Allyson Lyon Edwards are one and the same person.

This is improved property known as 822 Boscobel Street, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 2/27/25.

3/3/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

