This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch # 1242698 DEEDQC
03/04/2025 08 37 26 AM 2 pgs
Fees $12 00 Taxes $0 00
20250304-0015876

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Jerry Jean Tedder and Lori Lynn Tedder 824 Battle Road Nolensville, TN 37135	Same as New Owner	Map 118-7, Parcel 60, PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Jerry Jean Tedder as Trustee of The Jerry S. Tedder Revocable Trust (incorrectly referred to as The Jerry S. Tedder Trust in prior deed of record), under trust agreement dated January 28, 2015, as amended** (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Jerry Jean Tedder, a single woman, and Lori Lynn Tedder, a single woman, as tenants in common,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Berrywood, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 80.0 feet on the westerly margin of Berrywood Drive and runs back between lines, measuring 163.5 feet on the southerly side and 166.5 feet on the northerly side to a dead line in the rear on which it measures 80.0 feet.
>
> Being the same property conveyed to The Jerry S. Tedder Revocable Trust (incorrectly referred to as The Jerry S. Tedder Trust in prior deed of record), Jerry S. Tedder, Trustee, by Quitclaim Deed from Jerry S. Tedder, a widow, dated January 28, 2015, recorded February 10, 2015, of record in Instrument No. 20150210-0012058, Register's Office for Davidson County, Tennessee. Jerry S. Tedder is deceased as of August 11, 2024. Pursuant to the terms of The Jerry S. Tedder Revocable Trust, the successor trustee is Jerry Jean Tedder.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 11th day of February, 2025.

Jerry Jean Tedder
Affiant

Covington G Dismukes
Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

This is improved property, known as 2709 Berrywood Drive, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of February, 2025.

THE JERRY S. TEDDER REVOCABLE TRUST

By: Jerry Jean Tedder
JERRY JEAN TEDDER, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY JEAN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Jerry S. Tedder Revocable Trust, under trust agreement dated January 28, 2015, as amended, the within named bargainor, and that such **JERRY JEAN TEDDER** as such Trustee, acknowledged that she executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Jerry S. Tedder Revocable Trust as Trustee.

WITNESS my hand and seal, at office, this 11th day of February, 2025.

Covington G Dismukes
Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025