Karen Johnson Davidson County
Batch# 1244308 DEEDQC
03/07/2025 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017366

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--. Shila Edwards Osborne Affiant Subscribed and sworn to before me, this 28th day of February, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Lorena Bell Edwards and Shila Edwards Osborne, Trustees 2237 Golden Oak Place Madison, Tennessee 37115	SAME	051 14 0A 010.00 CO

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, **Lorena Bell Edwards**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Lorena Bell Edwards and Shila Edwards Osborne, Trustees of the Lorena Bell Edwards Living Trust, established by the Revocable Trust Agreement of Lorena Bell Edwards dated February 28, 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 my hand this 28th day of February, 2025.

Lorena Bell Edwards

Lorena Bell Edwards

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 Lorena Bell Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of February, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Being Lot No. 10 on the Plan of Oakwood Estates of record in Instrument 200005050045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lorena B. Edwards by deed from George Dunn d/b/a George Dunn Contractors, of record as Instrument No. 20040430-0049424, Register's Office for Davidson County, Tennessee.

Lorena Bell Edwards and Lorena B. Edwards are one and the same person.

This conveyance is subject to: (1) Current year's State and County taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005050045404, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 2237 Golden Oak Place, Madison, Tennessee 37115.

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 2/28/25.

3/7/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

