Karen Johnson Davidson County
Batch# 1245954 DEEDQC
03/11/2025 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018537

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
EDB and ADB Community Property Trust Eric DeLane Bearden and Anne Detrick Bearden, Co-Trustees 807 Lynnwood Boulevard Nashville, Tennessee 37205	Same	130-11-0-038.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Eric D. Bearden and Anne D. Bearden, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto Eric DeLane Bearden and Anne Detrick Bearden, as Co-Trustees of the EDB and ADB Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 807 Lynnwood Boulevard, Nashville, Tennessee 37205.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11th day of March, 2025.

ERIC D. BEARDEN

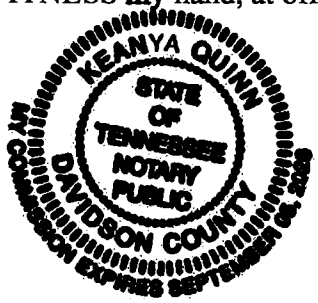
Anne D. Bearden

ANNE D. BEARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric D. Bearden and Anne D. Bearden, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March, 2025.



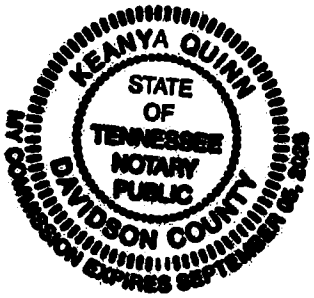
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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



Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Plat of The New Golf Club Subdivision of record in Plat Book 421, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made-for a more complete description of the property.

Being the same property conveyed to Eric D. Bearden and Anne D. Bearden, husband and wife, by Warranty Deed from Lester Yano and wife, Estelle Chun, of record at Instrument 20150316-0022400, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

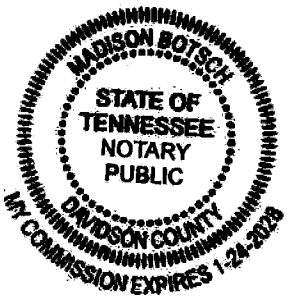
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 11, 2025.

Date: March 11, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 11, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028