Karen Johnson
Batch # 1249145
03/21/2025 12 40 53 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250321-0021354

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

TEDRA A. WALDEN, AFFIANT

Subscribed and sworn to before me, this 14 day of March 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TEDRA WALDEN, TRUSTEE 2124B West Linden Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 104 15 0J 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Tedra A. Walden, unmarried, ("Grantor") do hereby quitclaim, transfer and convey unto Tedra Walden, Trustee of the Tedra Walden Revocable Trust, created June 12, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2124B West Linden Avenue, Nashville, Tennessee 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 2124 West Linden Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2124 West Linden Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080923-0096687, Register's Office for Davidson County, Tennessee, to

which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2124 West Linden Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080923-0096687, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tedra A. Walden, unmarried, from J. Kelvin Pennington, married, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20081002-0100204.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14 day of March 2025.

Tedra A. Walden, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tedra A. Walden**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of March 2025.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027