Karen Johnson
Batch # 1249330
03/24/2025 08 40 33 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250324-0021608

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Harold P. Edwards, III, Trustee Julie A. Edwards, Trustee Edwards Living Trust dated March 18, 2025 671 Autumn Wood Drive Nashville, TN 37221	ERA Mortgage 2001 Bishops Gate Blvd. Mount Laurel, NJ 08054	155-8C-10.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Harold P. Edwards, III and wife, Julie A. Edwards**, as tenants by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Harold P. Edwards III and Julie P. Edwards, Trustees, or their successors in interest of the Edwards Living Trust, dated March 18, 2025, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, TN, being Lot No. 106 on the Plan of Resubdivision of Lot Nos. 104,105 and 106 of Phase 2, Poplar Creek Estates, of record in Plat Book 6900, pages 339-347, revised in Plat Book 11190, page 103, Register's Office for Davidson County, TN, to which plan reference is hereby made for complete description thereof.

Being the same property conveyed to Harold P. Edwards, III and wife, Julie A. Edwards, by Special Warranty Deed of record from Primacy Closing Corporation, a corporation organized under the laws of Nevada, in Instrument No. 20020904-0107007, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 6701 Autumn Wood Drive, Nashville, TN 37221.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 18th day of March, 2025.

Harold P. Edwards, III

Julie A. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Harold P. Edwards, III and Julie A. Edwards, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 18th day of March, 2025.

Matthew Faulk, Notary Public
My Commission Expires: January 30, 2029

