Karen Johnson Davidson County
Batch # 1253734 DEEDQC
03/28/2025 01:26:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250328-0023482

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST
Dated September 20th, 2024
MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS, Trustees
1566 Hudson Road
Madison, Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
063 00 0 273.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS, as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST, dated September 20th, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Margaret Heights Subdivision, as shown of record in Instrument No. 200406290077366, Register's Office for Davidson County, Tennessee, to which record reference is here expressly made.

ALSO CONVEYED HEREWITH are all those certain rights contained in that certain easement for Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee.

This conveyance is further made SUBJECT TO that certain Easement for Ingress & Egress, Utility Placement Easement, Maintenance Agreement, Sewer Easement, Water Easement and Restrictions to Run with the Land of record in Instrument No. 20010830-0093971, Register's Office for Davidson County, Tennessee.

SUBJECT TO that certain Restrictive covenant applicable to Lot No. 3 of Margaret Heights Subdivision of record in Instrument No. 20050916-0111738, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Margaret Marie Piercy Dillard by instrument of record in Instrument No. 20020405-0041839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARK CARLTON RIDINGS (aka Mark C. Ridings) and wife, LARINDA COCHRAN RIDINGS (aka Larinda C. Ridings) from Margaret Marie Piercy Dillard, a single woman, by Warranty Deed, dated September 13th, 2005 and filed September, 16th, by instrument number 20050916-0111739, Register's Office for Davidson County, Tennessee.

The property is commonly known as 1566 Hudson Road, Madison, Tennessee 37115

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.

I, the above listed grantor, conveys my interest in the real property to the MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST, dated September 20th, 2024.

MARK CARLTON RIDINGS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th of October 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

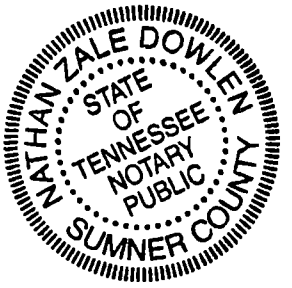
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I, the above listed grantor, conveys my interest in the real property to the MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST, dated September 20th, 2024.

LARINDA COCHRAN RIDINGS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th of October 2024.



NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST, dated September 20th, 2024.

MARK CARLTON RIDINGS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th of October 2024.



NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

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I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the MARK CARLTON RIDINGS AND LARINDA COCHRAN RIDINGS LIVING TRUST, dated September 20th, 2024.

LARINDA COCHRAN RIDINGS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 7th of October 2024.

NOTARY PUBLIC

My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.