Karen Johnson Davidson County
Batch # 1253887 DEEDQC
03/31/2025 08 32 54 AM 3 pgs
Fees $17 00 Taxes $0 00
20250331-0023675

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP PARCEL NO.:
2701 Grandview Avenue, LLC Same as New Owner Map 119-9, Parcel 33, 6DA 26135
824 Battle Road
Nolensville, TN 37135

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Jerry Jean Tedder, a single woman, and *Lori Lynn* Tedder, a single woman, as tenants in common** (collectively the "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **2701 Grandview Avenue, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> BEING Lot No. 56 and the northerly one-half (1/2) of Lot No. 55 on the revised and corrected Plan of Thompson and Rings Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 56 and said portion of said Lot No. 55 front together 75 feet on the westerly margin of Grandview, formerly Caldwell Avenue and extends back between parallel lines along the southerly margin of Central Avenue 150 feet to an alley.
>
> Being the same property conveyed to Jerry Jean Tedder, a single woman, and Lori Lynn Tedder, a single woman, as tenants in common, by Quitclaim Deed from Jerry Jean Tedder, successor Trustee of The Jerry S. Tedder Revocable Trust, dated February 11, 2025, recorded March 4, 2025, of record in Instrument No. 20250304-0015875, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

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

Jerry Jean Tedder
Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13 2025

This is improved property, known as 2701 Grandview Avenue, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of February, 2025.

Jerry Jean Tedder
JERRY JEAN TEDDER

Lori Lynn Tedder
LORI LYNN TEDDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY JEAN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of February, 2025.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORI LYNN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of February, 2025.

Notary Public

My Commission Expires:_____

