Karen Johnson
Batch # 1253887
03/31/2025 08 32 54 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250331-0023676

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.:
5601 Cloverland Drive 102, LLC 824 Battle Road Nolensville, TN 37135	Same as New Owner	Map 160-15-C, Parcel 002

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 **5601 Cloverland Drive 102, LLC, a Tennessee limited liability company**, and their successors, heirs and assigns. The real estate is described as follows:

> Unit No. 102 in CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of Cloverland Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> 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. 20250304-0015877, 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 5601 Cloverland Drive, Unit 102, Nashville, TN 37215.

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: _____

