QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. Maurice T. Ridley Princella L. Ridley SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL 2025. Notary Public My Commission Expires: Aug. 19 2028

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC CHARLES R. FRAZIER COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.-

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Ridley Family Living Trust	(NAME) Same	105-9-193S
(ADDRESS) 1107 Acklen Avenue	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Nashville, TN 37203	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Maurice T. Ridley and Princella L. Ridley, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Maurice T. Ridley and Princella L. Ridley, Trustees, or their successors in interest, of the Ridley Family Living Trust, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

All that tract or parcel of land lying and being in Davidson, Tenensse, being more Lot No. 18 on the Plan of A.B. Hills Subdivision of the Plant Lands, as of record in Book 332, Page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maurice T. Ridley and wife, Princella L, Ridley from Stewart G. Rouleau and wife, Alison S. Rouleau by **Warranty Deed** dated April 30th, 1992 and recorded May 6th, 1992, of record in Book 8620, Page 104, in the Register's Office for Davidson County, Tennessee.

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Karen Johnson Davidson County
Batch# 1260510 DEEDQC
04/16/2025 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029057

This improved property is known as 1107 Acklen Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 15th day of April, 2025.

GRANTOR:

Maurice T. Ridley

GRANTOR:

Princella L. Ridley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Maurice T. Ridley and Princella L. Ridley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2025.

CHARLES R. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: Aug. 19, 2028

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Certificate of Authenticity

I, Charles R. Frazier, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 15, 2025.

Charles R Frazier, Esq, Attorney at Law
Dated: April 16, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this, the 16th day of April 2025.

Notary Public



My Commission Expires: May 8th, 2028