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 CHARLES R. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC 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	MAP 93-12
(ADDRESS) 14 Green Street	(ADDRESS) Same	PARCEL 82 14W 10030
(CITY) (STATE) (ZIP) Nashville, TN 37210	(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:

BEING the easterly 30 feet of Lot No. 63 on the westerly 15 feet of Lot No. 62 on the Map of Maury and Claiborne's Addition to Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, described as follows:

SAID parts of Lots Nos. 63 and 63 front together 25 feet on the northerly side of Green, formerly Leight, Streen and run back between parallel lines 165 feet to an alley.

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Karen Johnson Davidson County
Batch# 1260515 DEEDQC
04/16/2025 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029062

Being the same property conveyed to Maurice T. Ridley and wife, Princella L. Ridley from Buford F. Drake and wife, Juanita S. Drake by Warranty Deed dated July 7th, 2000, and recorded July 12th, 2000, of record in Instrument #200007120068895, in the Register's Office for Davidson County, Tennessee

This improved property is known as 14 Green Street, Nashville, TN 37210.

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