This Instrument Prepared by
Kane & Crowell, PLLC
133 S College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties

Karen Johnson
Batch # 1284573
06/16/2025 09 07 22 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250616-0046576

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me,
this the 27th day of May, 2025.

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028

ANGELIQUE P. KANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS.	SEND TAX BILLS TO:	MAP AND PARCEL:
James Peter Agidius and Jenny Lynn Agidius, Trustees of the Agidius Family Trust dated May 27, 2025, and any amendments thereto 1556 Cedarbrooke Lane Lebanon, TN 37090	James Peter Agidius and Jenny Lynn Agidius, Trustees of the Agidius Family Trust dated May 27, 2025, and any amendments thereto 1556 Cedarbrooke Lane Lebanon, TN 37090	054-14-0A-011 00-C

FOR NO MONETARY CONSIDERATION, **WE, James Agidius and Jenny Agidius**, by these present do hereby quitclaim and convey all our right, title, and interest unto **James Peter Agidius and Jenny Lynn Agidius, Trustees of the Agidius Family Trust, dated May 27, 2025 and any amendments thereto,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 11 on the Plan of Brandywine Harbor, of record in Book 11700, page 38, Register's Office for said County, to which plan reference is hereby made for a more detailed legal description.

Being the same property conveyed to Jamie Agidius and Jenny Agidius, husband and wife, by Warranty Deed dated February 12, 2021 from Rita M. Hernandez, trustee, or her successors in trust, under the Hernandez Family Living Trust, dated September 15, 2003, of record in Instrument No. 20210222-0020616, Register's Office for Davidson County, Tennessee.

This conveyance was made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by Public Records

This property is known as 41 Harbor Cove Drive, Nashville TN 37138.

Witness by my hand this the 27th day of May, 2025.

Jamie Agidius

Jenny Agidius

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

On the 27th day of May, 2025, personally appeared before me, **Jamie Agidius and Jenny Agidius**, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who each executed the foregoing instrument and who each acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal.

Angelique Kane, Notary Public
My Commission Expires: 11/26/2028

ANGELIQUE P. KANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY