Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1297786 DEEDQC
07/15/2025 10:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055660

**Edd Lawing Trotter**

**TO:**

**Edd L. Trotter, Trustee of the VanEdd Trotter Family Trust dated July 14, 2025**

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 14th day of July, 2025, by and between **Edd Lawing Trotter** ("Grantor"), and **Edd L. Trotter, Trustee of the VanEdd Trotter Family Trust dated July 14, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, **all of Grantor's right, title, and 50% interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 152 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.
>
> BEING the same property conveyed to Ave Trotter, single woman, and Edd Lawing Trotter, married, by Quitclaim Deed from Ave Trotter, single woman, dated February 23, 2012, and recorded on March 15, 2012, as Instrument No. 20120315-0022337, in the Register's Office for Davidson County, Tennessee. Edd Lawing Trotter was married to Vanessa D. Trotter as of the execution of the referenced prior deed; however, the said Vanessa D. Trotter passed away on November 16, 2016.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

**Edd Lawing Trotter**
Grantor

STATE OF TENNESSEE )
)
COUNTY OF MONTGOMERY )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edd Lawing Trotter**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of July, 2025.

ASHLEE R. BAGGETT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 7/15/28

**THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).**

| Property Owner(s) Name and Mailing Address | Person or Entity Responsible for Payment of Property Taxes | Property Address and Map/Parcel No. |
|---|---|---|
| Ave Trotter and<br>Edd L. Trotter, Trustee<br>3129 Kennebeck Place<br>Antioch, TN 37013 | Same/Owner | 3129 Kennebeck Place<br>Antioch, TN 37013<br><br>151-1A-152.00CO |

Certificate of Authenticity

I, Ariel Joaquin, do hereby make 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 7.14.25.

Ariel Joaquin
Affiant Signature

7/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026