Karen Johnson Davidson County
Batch# 1300473 DEEDQC
07/22/2025 07:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250722-0057467

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Maria E. Hall, Trustee 637 W. Nocturne Drive Nashville, TN 37207	Same	135 16 036.00

Quitclaim Deed to Trustee

Grantor: Derrick Eddings (unmarried)
Grantee: Maria E. Hall, Trustee of the Irrevocable Trust Agreement of Derrick Eddings, dated June 9, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being lot No.568 on the Plan of Section 13, Edge-O-Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

Being the same property conveyed to Derrick Eddings by Affidavit as to Heirs, of record in Instrument Number 20250717-0056323, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2604 Sailboat Court, Nashville, TN 37217.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Derrick Eddings, Grantor

State of Tennessee
County of Davidson

On June 9, 2025, personally appeared before me, Derrick Eddings, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Maria E. Hall, Trustee
Grantee

Sworn to and subscribed before me on June 9, 2025.

Notary Public

My commission expires: 12/27/27

HOPE MARIE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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 June 9, 2025.

Signature

June 9, 2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 9, 2025.

Notary's Signature
My Commission Expires: 01/30/2029

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY