Karen Johnson Davidson County
Batch# 1303217 DEEDQC
07/29/2025 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250729-0059716

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 22nd day of July, 2025. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carol McCasland Edwards, Trustee 856 Dry Creek Road Goodlettsville, Tennessee 37072	SAME	017 00 0 210.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carol McCasland Edwards**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Carol McCasland Edwards, Trustee of the Carol McCasland Edwards Living Trust, established by the Revocable Trust Agreement of Carol McCasland Edwards dated July 22, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of July, 2025.

Carol McCasland Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol McCasland Edwards, the bargainor, 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 22nd day of July, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

A Tract of land lying and being in the 10th Civil District of Davidson County, Tennessee; being more particularly described a follows:

BEGINNING at a point in the east right of way line of Dry Creek Road this point being 975 feet west of the northeast corner of the property of James Robert McCasland and wife, as of record in Book 2200, Page 4, Register's Office for Davidson County, Tennessee. This point being in a curve with a radius of 382.0 feet at the east line of Dry Creak Road. Thence south 1 degree 00 minutes east for a distance of 231.3 feet, thence south 89 degrees 00 minutes west for a distance of 200.00 feet, thence north 1 degree 00nminutes east for a distance of 215.0 feet to a point in the east right of way line of Dry Creek Road thence along the east right of way of Dry Creek Road in a curve with a radius oi 382.00 feet in an easterly direction for a distance of 215.0 feet to the point of beginning containing 1.1 + acres.

Being the same property conveyed to Carol M. Edwards by deed from Robert L. Edwards, of record in Book 10319, page 946, Register's Office for Davidson County, Tennessee.

Carol McCasland Edwards and Carol M. Edwards are one and the same person.

This is improved property known as 856 Dry Creek Road, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 22, 2025.

07/29/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

