Karen Johnson
Batch # 1314640
08/26/2025 08 13 27 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250826-0068025

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00 Affiant Subscribed and sworn to before me This 14th day of August, 2025. Notary Public My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Liberty Land Solutions, LLC **5781 Lee Blvd, Ste. 208-347** **Lehigh Acres, FL 33971**	**New Owner**	**83-5-259**

This instrument was prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Jeffrey Edgin,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Liberty Land Solutions, LLC, a Florida Limited Liability Company** (hereinafter referred to as "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Lot NO. 45 on the Plan of Edgewood, of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Edgin et ux Barbara J. Edgin by Warranty Deed from Marion E. Peden et ux Vickie R. Peden, in record of Book 5382, Pages 231-232, Register's Office for Davidson County, Tennessee.

Richard L. Edgin has since passed intestate, and without a will, on November 27, 2004. Barbara J. Edgin predeceased Richard L. Edgin on June 12, 1991, vesting all of his interest in Nancy Burr, Wilma Luna, Richard Edgin Jr., Cynthia Abraham, and Jeffrey Edgin, heirs at law, according to the Affidavit of Heirships in record of Instrument No. 20250826-0068023 and

Instrument No. 20250826-0068024, **Register's Office for Davidson County, Tennessee.**

This property is commonly known as 1307 Edgewood Place, Nashville, TN 37205.

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 14 day of August, 2025.

Grantor:

Jeffery D. Edgin Jr.

By: Jeffery Edgin

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14th day of August, in the year 2025, before me the undersigned, personally appeared **Jeffery Edgin**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 14th day of August, 2025.

Edward Faria

Notary Public

My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY