Karen Johnson Davidson County
Batch # 1320887 DEEDQC
09/11/2025 08.21 00 AM 2 pgs
Fees $12 00 Taxes $0 00
20250911-0072497

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
The Jean Tedder
Revocable Trust
824 Battle Road
Nolensville, TN 37135

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
Part of Map 187, Parcel 21

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JEAN TEDDER** (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE JEAN TEDDER REVOCABLE TRUST, under trust agreement dated July 30, 2025, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

BEING Revision One, Lot 1, Tune Subdivision, said plat recorded as Instrument No. 20151210-0124466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Tedder, by Warranty Deed from Paul H. Tune, dated December 28, 2015, recorded January 11, 2016, of record in Instrument No. 20160111-0002695, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 30th day of July, 2025.

Jean Tedder
Affiant

Covington G Dismukes
Notary Public My Commission Expires: _____

COVINGTON G DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM EXPIRES DECEMBER 13 2025

This is improved property known as 824 Battle Road, Nolensville, TN 37135.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 30th day of July, 2025.

Jean Tedder
JEAN TEDDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEAN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of July, 2025.

Covington G Dismukes
Notary Public My Commission Expires: _____

COVINGTON G DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM EXPIRES DECEMBER 13 2025