Karen Johnson Davidson County
Batch # 1320893 DEEDQC
09/11/2025 08 22 59 AM 3 pgs
Fees $17 00 Taxes $0 00
20250911-0072508

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:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Curtis W. Eddy Revocable Trust 560 Griffin Circle, Unit 71 Hermitage, TN 37076	Same as New Owner	064160E07100CO

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, **CURTIS W. EDDY and wife, ELIZABETH E. EDDY,** (collectively the "**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE CURTIS W. EDDY REVOCABLE TRUST, under trust agreement dated August 26, 2025, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 71, in Building 19, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 200610250132473, and amended in Instrument No. 200611060137656, and as amended in Instrument No: 20071105013490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Curtis W. Eddy and wife, Elizabeth E. Eddy, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated March 10, 2010, recorded March 16, 2010, of record in Instrument 20100316-0019821, in the 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 26th day of August, 2025.

Affiant

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 560 Griffin Circle, Unit 71, Hermitage, TN 37076.

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 26th day of August, 2025.

CURTIS W. EDDY

Elizabeth E. Eddy by Curtis W. Eddy, Attorney-in-Fact
ELIZABETH E. EDDY, by CURTIS W. EDDY, attorney-in-fact for Elizabeth E. Eddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CURTIS W. EDDY**, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of August, 2025.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CURTIS W. EDDY**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the attorney-in-fact for **ELIZABETH E. EDDY**, the within named bargainor, and that such **CURTIS W. EDDY** as such attorney-in-fact, acknowledged that he executed the foregoing instrument for the purposes therein contained, by personally signing the name of the **ELIZABETH E. EDDY** as attorney-in-fact.

WITNESS my hand and seal, at office, this 26th day of August, 2025.

Notary Public

My Commission Expires:

