Karen Johnson Davidson County
Batch# 1327277 DEEDQC
09/26/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076911

QUITCLAIM DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-QCD-25-1707

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 THE 26th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph W. Walden, Trustee of the Joseph W. Walden Revocable Trust Agreement dated September 9, 2025	**New Owner**	
(NAME)	(NAME)	**105 05 0B 004.00**
1304 State Boulevard,		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH W. WALDEN, TRUSTEE OF THE JOSEPH W. WALDEN TRUST DATED SEPTEMBER 20, 2023,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSEPH W. WALDEN, TRUSTEE OF THE JOSEPH W. WALDEN REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 9, 2025** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. D of Edgehill Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants Conditions and Restrictions establishing Edgehill Townhomes of record in Instrument Number 20100405-0025347, n the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration

Being the same property conveyed to Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated September 20, 2023 by Quitclaim Deed from Joseph W. Walden, Trustee of the Joseph W. Walden Trust dated November 3, 2010, of record as Instrument No. 20230922-0074529 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1707 A 14th Avenue S., Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 23rd day of September, 2025.

Joseph W. Walden Trust dated September 20, 2023

BY: Joseph W. Walden
Joseph W. Walden
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph W. Walden, Trustee of Joseph W. Walden Trust dated September 20, 2023 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of September, 2025.

Notary Public

My Commission Expires: 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 September 23, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date September 26, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 26th day of September, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

