Karen Johnson Davidson County
Batch# 1333531 DEEDQC
10/14/2025 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251014-0081664

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Map & Parcel No. 052-02-0-070.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Leona Edwards
Affiant

Subscribed and sworn to before me this 30 day of September, 2025.

Michelle L. Reid
Notary Public

My Commission Expires: 01/04/27

MICHELLE L REID STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION.
BY: **Peter Weiss, Attorney**
**Ortale Kelley Law Firm, PLLC**
**330 Commerce Street, Suite 110, Nashville, Tennessee 37201**

| **ADDRESS OF NEW OWNER(S):** | **SEND TAX BILLS TO:** |
|---|---|
| Leona Kay Edwards Revocable Living Trust<br>U/A Dated May 29, 2025<br>709 Carmel Avenue<br>Nashville, TN 37115 | New Owner |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Leona Edwards, an unmarried woman**, hereinafter the "**Grantor**", does hereby quitclaim and convey all of her right, title and interest to **Leona Kay Edwards, Trustee of the Leona Kay Edwards Revocable Living Trust U/A Dated May 29, 2025,** hereinafter the "**Grantee**", its successors and representatives, all of its respective right, title, and interest, in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described, as follows:

Tract One: Being the Easterly 20 feet of Lot No. 32 and the Westerly 40 feet of Lot No. 31, Block D, on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, said part of said lots adjoin and front together 60 feet on the northerly side of Carmel Avenue, and run back between parallel lines 145 feet to a dead line.

Tract Two: Being the easterly 10 feet of Lot No. 31, Block D, on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, said part of Lot 31, Block D, fronts 10 feet on the north side of Carmel Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Leona Edwards, an unmarried woman, by Warranty Deed from Kelley Mathis, unmarried, n/k/a Kelley Mathis Hess, married, of record in Instrument No. 20200415-0039220 in the Register's Office of Davidson County, Tennessee, dated April 10, 2020 and recorded on April 15, 2020.

THIS conveyance is subject to: 1) 2025 Davidson County property taxes and subsequent years taxes and assessments; 2) all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; 5) building restrictions; 6) and other matters of public record.

THIS property is located at 709 Carmel Avenue, Nashville, TN 37115.

Witness my hand this 30 day of September, 2025.

Leona Edwards

STATE OF TENNESSE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the County and State aforesaid, personally appeared Leona Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of September, 2025.

Michelle L Reid
Notary Public

My Commission Expires: 01/04/27

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, the undersigned Affiant, 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 30, 2025.

Affiant Signature

October 14, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 14, 2025.

Notary's Signature

My Commission Expires: March 25, 2029

(SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY