Karen Johnson Davidson County
Batch # 1334394 DEEDQC
10/15/2025 01 57 03 PM 2 pgs
Fees $12 00 Taxes $0 00
20251015-0082161

Record and Return Mail To:
This Instrument Prepared By
S Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search
No consideration

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Linda Eaton Escue, Trustee Linda Eaton Escue Living Trust dtd 10/15/2025 4253 Samoa Dr. Hermitage, TN 37076	Same	075 – 06 – 0 – 076.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda E. Escue, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **Linda Eaton Escue, as Trustee of the Linda Eaton Escue Living Trust dtd 10/15/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 309 on the Plan of Hermitage Estates Subdivision, Section 2, of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee, and Surveyor's Certificate of Correction of record in Book 4152, page 618, Register's Office for said County. Said Lot No. 309 fronts 83.15 feet on the easterly margin of Samoa Drive and runs back between lines measuring 162.5 feet on the southerly line and 157.55 feet on the northerly line, to a dead line in the rear measuring 69.75 feet.

Being the same property conveyed to Paul Kenneth Jones and wife, Margaret H. Jones, by deed from John A. Greer and wife, Mary K. Greer, of record in Book 4235, page 258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward T. Escue and wife, Linda E. Escue, from Paul Kenneth Jones and wife, Margaret H. Jones, by Warranty Deed recorded April 10, 1970, of record at Book 4409, Pages 820-821, in the Register's Office for Davidson County, Tennessee.

Edward T. Escue departed this life on 6/20/2019, leaving Linda E. Escue as the sole owner of the property described herein.

This is improved property known as ***4253 Samoa Dr. Hermitage, TN 37076***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **15TH** day of **OCTOBER**, **2025**.

Linda E. Escue

Linda E. Escue, Grantor

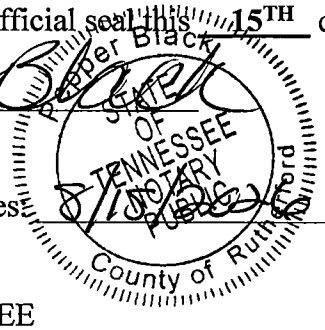
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Linda E. Escue, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **15TH** day of **OCTOBER**, **2025**.

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Linda Eaton Escue

Linda Eaton Escue, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **15TH** day of **OCTOBER**, **2025**.

Notary Public

My Commission Expires: 8/15/2026

