Karen Johnson
Batch # 1338994
10/28/2025 11 10 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251028-0085649

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00 Cynthia Abraham Affiant Subscribed and sworn to before me This 20th day of October, 2025. Laurie J Batten Notary Public My Commission Expires: Dec 13th 2028 Laurie J Batten NOTARY PUBLIC STATE OF WISCONSIN

Address New Owners as:	Tax Bill To:	Map / Parcel
Liberty Land Solutions, LLC 3592 Broadway, Set 130 Fort Myers, FL 33901	**New Owner**	**83-5-259**

This instrument was prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Cynthia Abraham,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Liberty Land Solutions, LLC, a Florida Limited Liability Company** (hereinafter referred to as "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Lot NO. 45 on the Plan of Edgewood, of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Edgin et ux Barbara J. Edgin by Warranty Deed from Marion E. Peden et ux Vickie R. Peden, in record of Book 5382, Pages 231-232, Register's Office for Davidson County, Tennessee.

Richard L. Edgin has since passed intestate, and without a will, on November 27, 2004. Barbara J. Edgin predeceased Richard L. Edgin on June 12, 1991, vesting all of his interest in Nancy Burr, Wanda Dickens, Richard Edgin Jr., Cynthia Abraham, and Jeffrey Edgin, heirs at law, according to the Affidavit of Heirships in record of Instrument No. 20250826-0068023 **and Instrument No.** 20250826-0068024 *, **Register's Office for Davidson County, Tennessee.** And Instrument No. 20251028-0085648

This property is commonly known as 1307 Edgewood Place, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this _____ day of October, 2025.

Grantor:

Cynthia Abraham

By: Cynthia Abraham

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 20th day of October, in the year 2025, before me the undersigned, personally appeared **Cynthia Abraham,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 20th day of October, 2025.

Laurie J. Batten

Notary Public

My Commission Expires: Dec. 13th 2028

Laurie J Batten NOTARY PUBLIC STATE OF WISCONSIN