QUITCLAIM DEED

Karen Johnson
Batch # 1346515
11/14/2025 03 36 11 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251114-0091146

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Brenda A Covington

Shawanda Dodson-Crawford

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2025.

Judith Mooney Hill
Notary Public
My Commission Expires. 5-3-2027

JUDITH MOONEY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT PREPARED BY
Charles R Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX NOTICES TO N E W O W N E R	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
BADEC Living Trust	Same	059040A01000 CO
(ADDRESS)	(ADDRESS)	
3028 Ewingdale Drive	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville, TN 37207	Same	

KNOW ALL MEN BY THESE PRESENTS that Brenda A. Covington and Shawanda Dodson-Crawford, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Brenda A. Covington, Trustee, or her successors in interest, of the BADEC Living Trustdated May 16, 2025, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 43 on the plan of Brookview Subdivison, Phase 1, of record in Instrument No. 20050209-0015100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brenda A. Covington, a married woman, and Shawanda Dodson-Crawford, a married woman, from Carmond E. McNeil and wife, Ester R. McNeil by **Warranty Deed** dated and recorded April 9th, 2018, of record

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in Instrument #20180409-0033463, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 3028 Ewingdale Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 11th day of July, 2025.

GRANTOR:

Brenda A Covington

Brenda A. Covington

GRANTOR:

Shawanda Dodson-Crawford

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda A. Covington and Shawanda Dodson-Crawford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2025

JUDITH MOONEY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Judith Mooney Hill
NOTARY PUBLIC

My commission expires: 5-3-2027

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