Karen Johnson Davidson County
Batch# 1366226 DEEDQC
01/06/2026 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260106-0001035

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Mark E. Edwards, Trustee, Affiant Subscribed and sworn to before me, this 5th day of January, 2026. Notary Public My Commission Expires:

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Deborah T. Edwards, Trustee 1932 Edenbridge Way Nashville, Tennessee 37215	SAME	159 01 0 023.00

KARI CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark E. Edwards and/or Deborah T. Edwards, Trustees of The Mark & Deborah Edwards Living Trust, established by the Revocable Trust Agreement of Mark E. Edwards and Deborah T. Edwards dated October 26,**

2015, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Deborah T. Edwards, Trustee of The Mark Edwards 2025 Family Trust dated December 18, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 5th day of January, 2026.

Mark E. Edwards, Trustee

Deborah T. Edwards, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark E. Edwards and Deborah T. Edwards, Trustees, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January, 2026.

My Commission Expires: _____

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 21, 2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hound's Run of record in Book 6900, pages 167 thru 171, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts a total of 208.21 feet on the southerly side of Edenbridge Way and runs back 278.21 feet on the westerly lot line and 260.25 feet on the easterly lot line to a line in the rear which measures 196.02 feet thereon.

Being the same property conveyed to Mark E. Edwards and/or Deborah T. Edwards, Trustees of The Mark & Deborah Edwards Living Trust, established by the Revocable Trust Agreement of Mark E. Edwards and Deborah T. Edwards dated October 26, 2015, by deed from Mark E. Edwards and wife, Deborah T. Edwards, of record as Instrument No. 20151030-0110475, Register's Office for Davidson County, Tennessee.

This is improved property known as 1932 Edenbridge Way, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 5, 2026.

01/06/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

