Karen Johnson Davidson County
Batch# 1376786 DEEDQC
02/05/2026 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260205-0008515

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox, PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, TN 37215**<br>**(615) 383-4429** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $0.00.<br>Affiant<br>Subscribed and sworn to before me, this 30th day of January, 2026.<br>Notary Public<br>My Commission Expires: 7-7-2027 |

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JUL 7, 2027

# QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Donna S. Edmondson Trust<br>829 Spring Road<br>Charleston, WV 35314 | Send Tax Bills To:<br>New Owner<br>829 Spring Road<br>Charleston, WV 35314 | Tax Information:<br>Map and Parcel No.:<br>160150D05300CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BRANDON LEE EDMONDSON and DONNA STOKES EDMONDSON, husband and wife** (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey unto **DONNA S. EDMONDSON, TRUSTEE OF THE DONNA S. EDMONDSON TRUST U/A/D 4/13/20,** her heirs, successors and assigns, all of their right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, to wit: a condominium apartment unit located in Davidson County, Tennessee, being Unit No. 53 (a/k/a 307 Seven Springs Way #101) of the St. Martin Square at Seven Springs Condominiums, Phase II, as set out in the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692, as amended pursuant to the Instrument of Correction of record in Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Together with a 1.389% interest in the common elements as provided for in said Master Deed.

Being the same property conveyed to Brandon Lee Edmondson and Donna Stokes Edmondson, husband and wife, by warranty deed dated August 16, 2013, from St. Martin Square, Inc., a Tennessee corporation, of record in Instrument No. 20130820-0087799. Register's Office for Davidson County, Tennessee.

This is improved property known as 307 Seven Springs Way, #101, Brentwood, TN 37027.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2026.

**GRANTOR:**

**BRANDON LEE EDMONDSON**

**DONNA STOKES EDMONDSON**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for the County and State aforesaid, BRANDON LEE EDMONDSON and DONNA STOKES EDMONDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 30th day of January, 2026.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

**Tennessee Certification of Electronic Document**

I, George Mudter 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 30, 2026 (date of document).

Affiant Signature

2/2/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

