Karen Johnson
Batch # 1378450
02/09/2026 03:49:45 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260209-0009750

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Janelle S. Edwards **Revocable Living Trust** **129 Hermitage Point Dr.** **Hermitage, TN 37076**	**SAME**
Map/Group/Parcel 086-14-0-D-004.00 CO	

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 13th day of October, 2025, by and between **Janelle S. Edwards, a single person** (hereinafter referred to as "Grantor"), and **Janelle S. Edwards, Trustee** of the **Janelle S. Edwards Revocable Living Trust dated** October 13, 2025, and any amendments thereto (hereinafter referred to as "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor do hereby quitclaim, transfer, and convey unto the Grantee, as Trustee of the Janelle S. Edwards Revocable Living Trust, his successor and assign, all right, title, and interest in and to the following described real property situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 4, as shown on the Hermitage Point, Phase 1, Cluster lot Subdivision, plat of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being the same property conveyed to Janelle Sandefur Edwards, a single person by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company, recorded in Instrument No. 20190819-0082750, Register's Office for Davidson County, Tennessee on August 15, 2019.

Being a portion of the property conveyed to George P. Ray and wife, Anna Ray, by Warranty Deed from Irene Wright, a widow, dated March 31, 1969, of record in Book 4322, page 575, Register's Office for Davidson County, Tennessee. A portion of the property was conveyed by Quitclaim Deed (to create two separate tracts) from George P. Ray and wife, Anna Ray, and W.G. Traber, Trustee, to George P. Ray and wife, Anna Ray, dated July 6, 1984, of record in Book 6338, page 462, Register's Office for Davidson County, Tennessee. George P. Ray died, whereupon Anna Ray became the sole owner of said property a s the surviving tenant. Also being a portion of the same property conveyed to Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton and Sandy Luckenhoff by Quitclaim Deed from Anna Ray, dated October 7, 2010, of record in Instrument No. 20101015-0082901, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton and Sandy Luckenhoff, dated October 16, 2017, of record in Instrument No. 20171020-0107489, Register's Office for Davidson County, Tennessee.

Improved property known as: **129 Hermitage Point Drive, Hermitage, Tennessee 37076.**

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on the day and year first above written.

GRANTOR:

Janelle S. Edwards

Janelle S. Edwards, Grantor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Janelle S. Edwards**, to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal, this 13th day of October, 2025.

Georgina K. Hughes
Notary Public

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or true value, whichever is greater, for this transfer is $0.00.

Janelle S. Edwards
Janelle S. Edwards, Trustee

Subscribed and sworn before me, this 13th day of October, 2025.

Georgina K. Hughes
NOTARY PUBLIC

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025