Karen Johnson Davidson County
Batch# 1398910 DEEDQC
03/30/2026 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0024930

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Edward H. Wisdom, III

TO:

Edward Henry Wisdom, III, Trustee of the Edward Henry Wisdom, III, Revocable Living Trust dated February 11, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 27 day of March, 2026, by and between **Edward H. Wisdom, III, a married man** ("Grantor"), and **Edward Henry Wisdom, III, Trustee of the Edward Henry Wisdom, III, Revocable Living Trust dated February 11, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 3rd Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 14 on the Plan of Hidden Springs, Phase-One, Section Two, a Plat of record in Instrument No. 20050209-0015118, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> BEING the same property conveyed to Edward H. Wisdom, III, an unmarried man (now married), by Warranty Deed from Southern Home Builders, LLC, a Tennessee limited liability company, dated December 21, 2005, and recorded on January 3, 2006, in Instrument No. 20060103-0000522, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **857 Fonnic Drive, Nashville, TN 37207**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Edward H. Wisdom, III
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Edward H. Wisdom, III**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of March, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.5.29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Edward Henry Wisdom, III, Trustee 857 Fonnic Drive Nashville, TN 37207	Same/Owner	857 Fonnic Drive Nashville, TN 37207 033-13-0A-014.00

Certificate of Authenticity

I, Ariel Joaquin, 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 3.27.26.

Ariel Joaquin
Affiant Signature

3.27.26
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Sworn to and subscribed before me this
27th day of March, 2026.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON