Karen Johnson Davidson County
Batch# 1405821 DEEDQC
04/15/2026 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $1,110.00
20260415-0030772

File No: 2005823822
Grantor's Loan No. 2492201192

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
William R. Edmiston and **Katie Edmiston**, 2135B 12th Ave N, Nashville, TN 37208

Tax Parcel Number: 081032E00200

QUITCLAIM DEED

William R. Edmiston, married to Grantee herein, whose mailing address is **2135B 12th Ave N, Nashville, TN 37208** and **Robert G. Edmiston,** a married man conveying non homestead property, whose mailing address is **8 Corbin Drive, Cincinnati, OH 45208** ("Grantor"), for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **William R. Edmiston** and **Katie Edmiston,** husband and wife, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **2135B 12th Ave N, Nashville, TN 37208,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE COTTAGES AT 2135 12TH AVE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20220414-0043373, AS AMENDED IN INSTRUMENT NO. 20240423-0029015, REGISTER'S OFF ICE FOR DAVIDSON COUNTY, TENNESSEE.

Assessor's Parcel No: 081032E00200

Property Address is: 2135B 12th Ave N, Nashville, TN 37208

BEING THE SAME PROPERTY CONVEYED TO ROBERT G. EDMISTON AND WILLIAM R. EDMISTON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM WOODBINE ROW, GP, DATED 04/26/2024, RECORDED 04/26/2024, DEED INSTRUMENT NO. 20240426-0030572, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 20, 2026:

William R Edmiston

William R. Edmiston

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **William R. Edmiston**, personally known to me, or has produced TN Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of March, 2026.

Michele D Anderson

Notary Public

My commission expires
5-31-2026

MICHELE D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Executed by the undersigned on March 20, 2026:

Robert G. Edmiston

STATE OF FL
COUNTY OF Collier

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robert G. Edmiston**, personally known to me, or has produced OHDL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of March, 2026.

Notary Public

MARIA C TOBIN
Notary Public - State of Florida
Commission # HH 242903
My Comm. Expires May 29, 2026
Bonded through National Notary Assn.

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $300,000.00.

Affiant Chuck Cox

Subscribed and sworn to before me on this the 14th day of April, 2026.

Beth Ann Henderson

Notary Public Beth Ann Henderson

My Commission Expires: 5/23/29

SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 03/20/2026 (date of document).

Nat W. Bk
Affiant Signature

03/26/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 26th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282