File No: ARS-119778-1 2/5
Grantor's Loan No. 1100202252

Karen Johnson Davidson County
Batch# 1408189 DEEDQC
04/20/2026 08:56:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20260420-0031923

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

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:
Sylvia A. Edwards, 6129 Beals Lane, Nashville, TN 37218

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 059-01-0-014.00

QUITCLAIM DEED

Ralph Edwards, unmarried, whose mailing address is **3223 Hummingbird Dr., Nashville, TN 37218,** and **Donna Edwards-Quarles,** unmarried, whose mailing address is **3323 W Hamilton Ave., Nashville, TN 37218,** and **Tiffany Rogers**, unmarried, whose mailing address is **6129 Beals Lane, Nashville, TN 37218**, and **Crystal Groves**, unmarried, whose mailing address is **3925 Tucker Rd., Nashville, TN 37218**, and **Emmanuel Rogers,** unmarried, whose mailing address is **3278 Wilshire Blvd., Los Angeles, CA 90010**, as their interests may appear ("Grantors"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Sylvia A. Edwards,** unmarried ("Grantee"), whose tax mailing address is **6129 Beals Lane, Nashville, TN 37218,** with quitclaim covenants, his/her/their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 14 ON THE PLAN OF R.B. BEALS SUBDIVISION, SECTION 1, OF RECORD IN BOOK 3700, PAGE 102, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 059-01-0-014.00

Property Address is: 6129 Beals Lane, Nashville, TN 37218

BEING THE SAME PROPERTY CONVEYED TO ROGER LEE EDWARDS AND WIFE, IDA L EDWARDS FOR THEIR LIVES (WITH SURVIVORSHIP RIGHTS TO THE SURVIVING TENANT BY THE ENTIRETIES) WITH ALL REMAINDER RIGHTS TITLE AND INTEREST IN MICHAEL EDWARDS FROM DEBORAH BAUCOM TRUSTEE BY QUIT CLAIM DEED DATED MARCH 6, 2004 AND RECORDED MARCH 10, 2004 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 200403100027400.

ROGER LEE EDWARDS, PASSED FROM THIS LIFE ON 3/4/2007, AND WIFE, IDA L. EDWARDS, PASSED FROM THIS LIFE ON 3/12/2008, THEREBY TERMINATING THEIR LIFE ESTATE, AND CONVEYING INTEREST IN FEE SIMPLE TO THE REMAINDERMAN MICHAEL EDWARDS.

MICHAEL EDWARDS PASSED FROM THIS LIFE ON 6/24/2023. UPON HIS PASSING, AS TO ANY RESIDUAL INTEREST CONVEYED TO THE GRANTORS HEREIN, SAID GRANTORS NOW JOIN IN THIS CONVEYANCE FOR THE PURPOSE OF PERFECTING TITLE IN HIS SURVIVING SPOUSE, GRANTEE, SYLVIA A. EDWARDS.

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 December 9, 2025:

Ralph Edwards

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ralph Edwards**, personally known to me, or has produced ID, 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 9th day of December, 2025.

Notary Public

TERRELL BROADY JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Executed by the undersigned on December 9, 2025.

Donna Edwards-Quarles

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Donna Edwards-Quarles**, personally known to me, or has produced 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 9 day of Dec, 2025.

Notary Public

BYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

7-6-2026
My Commission Expires

Executed by the undersigned on December 7th, 2025:

Tiffany Rogers

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Tiffany Rogers**, personally known to me, or has produced 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 7th day of December 2025.

Brenesha Perkins
Notary Public

BRENESHA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Executed by the undersigned on December 7th, 2025:

Crystal Groves

Crystal Groves

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Crystal Groves**, personally known to me, or has produced 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 7th day of December 2025.

Brenesha Perkins
Notary Public

BRENESHA PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Executed by the undersigned on 12/10/25, 2025:

Emmanuel Rogers

STATE OF CA
COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Emmanuel Rogers**, personally known to me, or has produced DL, 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 12th day of Dec, 2025.

Notary Public

HYUN IL LEE
COMM. #2477914
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires: December 30, 2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 10 day of Dec, 2025, by Emmanuel Gilbeau JR Rogers, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Signature

STATE OF Tennessee
COUNTY OF Davidson

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 $0.00.

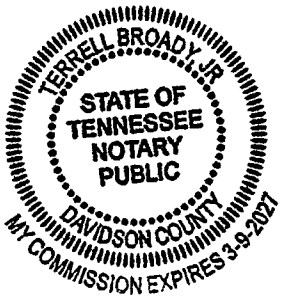
Affiant Ralph Edwards

Subscribed and sworn to before me on this the 9th day of December, 2025.

Notary Public

My Commission Expires: March

SEAL



Tennessee Certification of Electronic Document

I, David M. Snider, 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 12/09/2025 (date of document).

Affiant Signature

03/11/2026
Date

State of California

County of Placer

Sworn to and subscribed before me this 11th day of March, 2026.

Notary Public: Suzin Ishmon

My Commission Expires: 10-07-2028

NRO1 SUZIN ISHMON COMM. #2501668 Notary Public - California Placer County My Comm. Expires Oct. 7, 2028 NRO1

NOTARY'S SEAL