Karen Johnson
Batch # 1408878
04/21/2026 08:53:14 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260421-0032520

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF Florida
COUNTY OF Orange

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

TERYNA D. EDWARDS

JUDE MANASSE
Notary Public - State of Florida
Commission # HH260048
Expires on May 2, 2026

SWORN AND SUBSCRIBED before me this 15th day of April, 2026.

Notary Public

Provided Identification_ DRIVER LICENSE

My commission expires: 05/02/2026

Notarized remotely online using communication technology via Proof.

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map-Parcel Nos.
Teryna D. Edwards 5017 Lanier Dr. Greenbrier, TN 37073 **Vanore L. Edwards** 1405 Hectare Ct. Smyrna, TN 37167 **Rhon A. Edwards** 245 Carroll Rd. Clifton, TN 38425 **Rhondylle J. Wallace** 2644 Combs Dr. Nashville, TN 37207	**Teryna D. Edwards** 5017 Lanier Dr. Greenbrier, TN 37073 **Vanore L. Edwards** 1405 Hectare Ct. Smyrna, TN 37167 **Rhon A. Edwards** 245 Carroll Rd. Clifton, TN 38425 **Rhondylle J. Wallace** 2644 Combs Dr. Nashville, TN 37207	**026 07 0 077.00**

THIS QUITCLAIM DEED made this 15th day of April, 2026 by **Teryna D. Edwards**, (later called "Grantor"), whose mailing address is 5018 Lanier Dr. Greenbrier, TN 37073 to Teryna D. Edwards, Vanore L. Edwards, Rhon A. Edwards, and Rhondylle J. Wallace, as joint tenants-in-common, (later called "Grantees.").

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantees, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 183 on the plan of Windsor Green, Phase I, Section III, as of record in Plat Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila Wilkes by Warranty Deed from Jonathan Earls and wife, Tiffany Earls, dated January 22, 2008 in Instrument No. 20080122-0006798, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teryna D. Edwards via Executor's Deed dated March 30, 2026 in Instrument No. 20260330-0024729, Register's Office for Davidson County, Tennessee.

This is improved property known as 125 Heathcote Court, Goodlettsville, TN 37072.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 15th day of April, 2026

TERYNA D. EDWARDS, GRANTOR

STATE OF Florida
COUNTY OF Orange

Personally, appeared before me, a Notary Public in and for said County and State, the within named **TERYNA D. EDWARDS** the Grantor, with whom I am personally acquainted and who acknowledged that **TERYNA D. EDWARDS** executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 15th day of April, 2026.

Jude Manasse
NOTARY PUBLIC

My commission expires: 05/02/2026

JUDE MANASSE
Notary Public - State of Florida
Commission # HH260048
Expires on May 2, 2026

Provided Identification_ DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Danielle M. Beaty, 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 4/16/2026.

Date

Danielle Beaty

Affiant Signature

4/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

VALERIA MONTANEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY