Karen Johnson Davidson County
Batch# 1441846 DEEDQC
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Fees: $17.00 Taxes: $0.00
20260702-0059952

This Document Prepared By:
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Hendersonville, Tennessee 37075
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After Recording, Return and
Mail Tax Statements To: New Owner
Bryan Christopher Edwards and Narda Melina Ordonez Elizondo
Mailing address: 4908 Shadowlawn Dr., Hermitage, TN 37076

RACHEL CHRISTIE
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 24th day of, June, 2026

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, BRYAN EDWARDS, a married man, the GRANTOR,

Whose mailing address is: 4908 Shadowlawn Dr., Hermitage, TN 37076;

hereby conveys his interest and quitclaim to:

BRYAN CHRISTOPHER EDWARDS and NARDA MELINA ORDONEZ ELIZONDO, husband and wife as tenants by the entireties, the GRANTEES,

Whose mailing address is: 4908 Shadowlawn Dr., Hermitage, TN 37076;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of HIDDEN HILL, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 94 fronts 90 feet on the Northwesterly side of Shadowlawn Drive and extends back 166.93 feet on the Southwesterly line 167.14 feet on the measuring 97.19 feet thereon.

BEING THE SAME PREMISES conveyed to Grantor by: Warranty Deed from Christine McWhorter, unmarried; Edmund Heischberg, married; Gregory Heisberg, married; and Valerie Smith, married, dated September 25, 2025, filed September 29, 2025, of record Instrument # 20250929-0077228, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

More commonly known as: 4908 Shadowlawn Dr., Hermitage, TN 37076

Assessor's Parcel Number: 076 05 0 092.00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: June 24, 2026

Bryan Edwards

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Bryan Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 24th day of June, 2026.

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Rachel Christie, Notary Public

My commission expires: August 1, 2029

LIFE & LEGACY

114 Canfield Place Unit B9
Hendersonville, TN 37075

TRUE COPY CERTIFICATE

I, Allen Christie, 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 June 24th , 2026

Affiant Signature

6/24/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th , day of June 2026.

Rachel Christie

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

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