Karen Johnson Davidson County
Batch# 1459699 DEEDQC
08/14/2026 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260814-0076122

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 12th day of August, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Mark D. Edwards, Trustee 5348 Fredericksburg Way West Brentwood, Tennessee 37027	SAME	171 03 0A 128.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark D. Edwards**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mark D. Edwards, Trustee of the Mark D. Edwards Living Trust, established by the Revocable Trust Agreement of Mark D. Edwards dated August 12, 2026**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of August, 2026.

Mark D. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark D. Edwards, the bargainor, 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 12th day of August, 2026.

My Commission Expires: _____

JEFFREY MOLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, TN, being Lot No. 111 on the Plan of Section 6-B, Fredericksburg, of record in Book 7900, Page 509 and amended in Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Edwards and wife, Barbara W. Edwards, by deed from Radnor Homes, Inc., of record in Book 10786, page 604, Register's Office for Davidson County, Tennessee.

Barbara W. Edwards died on March 24, 2015.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the Plan of Record.

This is improved property known as 5348 Fredericksburg Way West, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 12, 2026.

08/12/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of August, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

