Karen Johnson
Batch # 1459817
08/17/2026 08:27:40 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260817-0076252

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue North
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Jean Tedder Revocable Trust 824 Battle Road Nolensville, TN 37135	Same as New Owner	Map 118-7, Parcel 60, PW

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **2709 Berrywood Drive, LLC, a Tennessee limited liability company** (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **the Trustees of THE JEAN TEDDER REVOCABLE TRUST, under trust agreement dated July 30, 2025, as amended, a one-half undivided interest and the Trustees of THE LORI L. TEDDER REVOCABLE TRUST, under trust agreement dated February 11, 2025, as amended, a one-half undivided interest**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Berrywood, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 80.0 feet on the westerly margin of Berrywood Drive and runs back between lines, measuring 163.5 feet on the southerly side and 166.5 feet on the northerly side to a dead line in the rear on which it measures 80.0 feet.
>
> Being the same property conveyed to 2709 Berrywood Drive, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jerry Jean Tedder, a single woman, and Lori Lynn Tedder, a single woman, as tenants in common, dated February 11, 2025, recorded March 31, 2025, of record in Instrument No. 20250331-0023677, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 24th day of July, 2026.

Jerry Jean Tedder
Affiant

Covington D. Horan
Notary Public

My Commission Expires: _____

COVINGTON D. HORAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-10-2029

This is improved property, known as 2709 Berrywood Drive, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of July, 2026.

2709 Berrywood Drive, LLC, a Tennessee limited liability company

Jerry Jean Tedder
JERRY JEAN TEDDER, Member

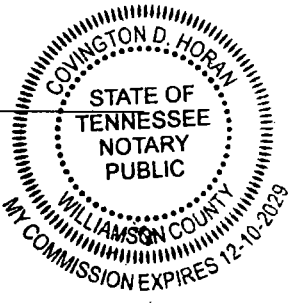
Lori Lynn Tedder
LORI LYNN TEDDER, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY JEAN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of 2709 Berrywood Drive, LLC, a Tennessee limited liability company, the within named bargainor, and that such **JERRY JEAN TEDDER** as such Member, acknowledged that she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and seal, at office, this 24th day of July, 2026.

Covington D. Horan
Notary Public

My Commission Expires: 

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LORI LYNN TEDDER**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of 2709 Berrywood Drive, LLC, a Tennessee limited liability company, the within named bargainor, and that such **LORI LYNN TEDDER** as such Member, acknowledged that she executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS my hand and seal, at office, this 24th day of July, 2026.

Covington D. Horan
Notary Public

My Commission Expires: 