Karen Johnson Davidson County
Batch# 1465248 DEEDQC
08/31/2026 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260831-0080165

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CHRISTIAN ADAM LARSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant abigail nulty Subscribed and sworn to before me, this 18 day of August 2026. Notary Public My Commission Expires: 7-7-27

QUITCLAIM DEED

Address New Owner: James Edenfield and Madeline Allen 4000 Liberton Way, Nolensville, TN 37135	Send Tax Bills to: New Owner	Map Parcel No. 187-09-0A-244-00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES EDENFIELD AND MADELINE ALLEN** ("Grantors"), by these presents, does hereby quitclaim and convey unto **JAMES EDENFIELD, UNMARRIED AND MADELINE ALLEN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Edenfield and Madeline Allen, by Warranty Deed from J. Jarratt Sinlair, as a trustee of the marital trust under last will and testament of Jere C. Sinclair, dated August 31, 2015, of record in Instrument No. 20260623-0056485 in the Register's Office for Davidson County, Tennessee.

Quit-Claim Deed is being executed and recorded to establish survivorship rights.

This is improved property known as: **4000 Liberton Way, Nolensville, TN 37135**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of August 2026.

JAMES EDENFIELD

MADELINE ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JAMES EDENFIELD AND MADELINE ALLEN**, the within named 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, at office, this 16 day of August 2026.

Notary Public
My commission expires: 7/17/27

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 8/19/2026 (date of document).

Affiant Signature

8/19/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

