QUITCLAIM DEED

This document is prepared by Katie L. Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

FROM: Eura Edwards.

TO: Eura Edwards, Trustee of the Eura Edwards Living Trust dated August 9, 2022, and any amendments thereto

MAP/PARCEL NUMBER: 135 11 0C 020.00

Name and Address of Property Owner: Eura Edwards
139 Nashboro Greens
Nashville, TN 37217

Karen Johnson Davidson County
Batch # 1474117 DEEDQC
09/16/2026 12:35:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260916-0086225

Send Tax Bills To: (SAME)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Eura Edwards
Affiant

Subscribed and sworn to before me, this date: Aug 9, 2022

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Eura Edwards, Trustee, or his successors in interest, of the Eura Edwards Living Trust dated August 9, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

> Land in Davidson Count, Tennessee, being Lot No. 20 on the Horizontal Property Regime Private Elements Plat, Phase One on the Plan of Nashboro Village - Tract 18, as of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William B. Miller and Evelyn G. Terry, both unmarried by Warranty deed from Randall Clarence Beaty, Tammy Jean Strane, Donna Sue Beardsworth, and Doris Marie Beaty, the only heirs-at-law of the Estate of Clarence M. Beaty, Jr., deceased of record in Instrument No. 20030321-0037816 and by Quitclaim Deed of record Instrument No. 20030321-0037815 Register's Office for Davidson County, Tennessee, dated March 13, 2003 and recorded on March 21, 2003.

The said Evelyn Gary Terry having since died on September 29, 2012 and leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P1835 and recorded in Instrument No. 20121226-0118893.

Being the same property conveyed William B. Miller by Quitclaim Deed from Cheryl Terry Miller and Michael Herbert Terry of record in Instrument No. 20150225-0016177; dated February 24, 2015; said Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Eura E. Edwards by Warranty Deed from William B. Miller, of record in Instrument No. 20150303-0018306; said Register's Office for Davidson County.

This is improved property known as 139 Nashboro Greens, Nashville, TN 37217.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

Witness my hand on the 9 day of August 2022.

Eura Edwards

GRANTOR: Eura Edwards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Kathryn L. Clark, a Notary Public in and for said County and State, the within named Eura Edwards, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LaVergne, Tennessee on August 8 2022.

Notary Public

My Commission Expires: 04/19/2025

