THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120032829 DEEDQC
Recvd: 05/04/12 09:19 2 pgs
Fees:17.00 Taxes:0.00
20120504-0038390

FROM: Anna Boze Edmonds

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: Anna Boze Edmonds, et al.

ADDRESS NEW OWNER:
Anna Boze Edmonds, et al.
% Sylvia J. Denton
302 24th Street
Old Hickory, Tennessee 37138

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
05312000800
05312001900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create a life estate interest in Anna Boze Edmonds with a remainder interest in Sylvia J. Denton, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Anna Boze Edmonds**, have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson**, Trustee, his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being Lot No. 15 of Block "D" and a part of an unnumbered tract lying northeast of and in the rear of said Lot on the Map of Subdivision No. 3 of the Life and Casualty Insurance Company's Property at Old Hickory, Tennessee, of record in Book 974, page 11, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of unnumbered tract front 60 feet on the northeasterly side of Hamblen Avenue and run back between parallel lines 340 feet to the southwesterly margin of the right-of-way of the Tennessee Central Railroad.
>
> Being the same property conveyed to Anna Boze Edmonds, by deed from Ruth Edwards Fife et vir, as of record in Book 5246, page 911, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 123 Hamblen Avenue, Old Hickory, Tennessee 37138.

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

And now I, the said **Dean Robinson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Anna Boze Edmonds a life estate interest with a remainder interest to Sylvia J. Denton**, her heirs and assigns, the same property herein above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of May, 2012.

Anna Boze Edmonds
ANNA BOZE EDMONDS

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Anna Boze Edmonds**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes therein contained, this 1st day of May, 2012, at Mt. Juliet, Tennessee.

Cassie A Karsten
NOTARY PUBLIC

My Commission Expires: 6-29-15

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson**, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 1st day of May, 2012, at Mt. Juliet, Tennessee.

Cassie A Karsten
NOTARY PUBLIC

My Commission Expires: 6-29-15

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Sylvia J. Denton
AFFIANT

Subscribed and sworn to before me
this the 1st day of May 2012.

Cassie A Karsten
NOTARY PUBLIC

My Commission Expires: 6-29-15

CASSIE A. KARSTEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY