BILL GARRETT, Davidson County
Trans:T20120037498 DEEDOC
Recvd: 05/22/12 09:58 2 pgs
Fees:12.00 Taxes:0.00
20120522-0044241

THIS INSTRUMENT PREPARED BY:
Paul A. Rutherford, Attorney
Historic Germantown
1312 Sixth Ave. N.
Nashville, TN 37208

Address New Owner:	Send Tax Bills to:	Map and Parcel
Steven Edwards 1208 McChesney Ave. Nashville, TN 37216	Steven Edwards 1208 McChesney Ave. Nashville, TN 37216	72-3-132

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Rachel Denise Johnson Edwards,** an unmarried person, pursuant to and in consideration of a divorce property settlement agreement, hereby convey, remise, release and forever quitclaim unto **Steven Edwards,** my former husband, my entire marital right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 187, on the Map of INGLEWOOD PLACE, as shown on plat of record in Plat Book 332, Page 101, Register's Office of said county.

SAID lot fronts 100 feet on the southerly side of McChesney Avenue and rubs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Steven Edwards by deed from Christopher Fluty, and recorded the 30th day of January, 2004, as Instrument # 20040130-0011863, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved by a dwelling standing thereon and is known as 1208 McChesney Avenue, Nashville, Tennessee, 37216, Davidson County, Tennessee.

This instrument and the interest released and Quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand on this 20 day of Dec, 2011.

RACHEL DENISE JOHNSON EDWARDS

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rachel Denise Johnson Edwards,** with whom I am personally acquainted and who acknowledged to me that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 20 day of Dec, 2011.

NOTARY PUBLIC

My commission expires: 2/17/14

MARK A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $10.00 and is tax exempt under the provisions of Tennessee Code Annotated, § 67-4-409, et seq.. This property is conveyed pursuant to a Final Decree of Divorce, Davidson County, Fourth Circuit Court, Docket No. 11D-1354.

Affiant

Sworn to and subscribed before me this 20 day of Dec, 2011.

NOTARY PUBLIC

My commission expires: 2/17/14

MARK A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY