Return To:
This Instrument Was Prepared By:
William Davis, Attorney, P.C.
219 Ward Circle, Ste 5
Brentwood, TN 37027

QUITCLAIM DEED

FROM: Carlton Edwards

TO: Julie B. Edwards

SEND TAX BILLS TO:
New Owner
Carlton & Julie B. Edwards
36307 Wildwood Dr.
Lake Villa, IL 60046-7613

BILL GARRETT, Davidson County
Trans:T20130026677 DEEDQC
Recvd: 04/02/13 14:49 2 pgs
Fees:12.00 Taxes:0.00
20130402-0032501

MAP-PARCEL NUMBERS: 118-02-0-008.01

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.

Julie B. Edwards
Affiant

Subscribed and sworn to before me, this the 29th **day of** March **, 2013.**

Notary Public
My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

FOR AND IN CONSIDERATION of the sum of No Dollars ($0.00), but other good and valuable consideration each to the other received, I, Carlton Edwards, Grantor, do hereby quitclaim, and by these presents do transfer and convey 50% of my right, title, and interest unto my wife, Julie B. Edwards, Grantee, to be held as tenants in common with rights of survivorship, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly parts of Lot Nos. 1 and 2 on the Map of Bransford Realty Co.'s Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 1 and 2 front 82 feet on the northerly margin of Kirkman Avenue and run back between lines measuring 95 feet, more or less, on the westerly line along the easterly margin of an alley, and 114 feet more or less on the Easterly line, to a dead line in the rear measuring 73 feet more or less theron.

Being the same property conveyed to Carlton Edwards by deed from William H. Taylor of record in Instrument No. 20110919-0072558, Register's Office for Davidson County, Tennessee.

Map & Parcel: 171040A06000CO

This instrument has been prepared without the benefit of a current examination of title, at the instruction of Grantor and Grantee.

This is property known as: 2609 W. Kirkwood Ave., Nashville, TN 37204-2605

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of March, 2013.

Carlton Edwards

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carlton Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2013.

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

Notary Public

My commission expires