State of TN, County of DAVIDSON

QUITCLAIM DEED

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 16th day of June, 2014.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leona Kay Edwards and Joshua Jack Talley (NAME)	**"New Owner"** (NAME)	07204013100
3815 Inglewood Cir. N (ADDRESS)	3815 Inglewood Cir N (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LEONA KAY EDWARDS, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **LEONA KAY EDWARDS, UNMARRIED AND JOSHUA JACK TALLEY, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "E" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 75 feet on the Northwesterly side of Inglewood Circle North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leona Kay Edwards, unmarried by deed from Steven Cook, married of record in Document Number 20130531-0054901, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 3815 Inglewood Circle North, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140047603 DEEDQC
Recvd: 07/03/14 10:33 2 pgs
Fees:12.00 Taxes:0.00
20140703-0058738

Witness my/our hand (s) this the 16 day of June, 2014.

LEONA KAY EDWARDS

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONA KAY EDWARDS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16 day of June, 2014.

Notary Public

My Commission Expires:

TRACY JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212