QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20140063574 DEEDQC
Recvd: 08/27/14 13:44 3 pgs
Fees: 17.00 Taxes: 0.00

20140827-0078249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Alan Andrew Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22 DAY OF August, 2014

Raechael M. Mullin
Notary Public

MY COMMISSION EXPIRES: 01/09/2018
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Patrick Edwards, Jennifer Emmaryne Edwards and Charles Thomas Edwards	New Owner	
(NAME)	(NAME)	
5840 Murphywood Crossing		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		093100A42900CO
(CITY) (STATE) (ZIP)	(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, WE, **JAMES PATRICK EDWARDS, JENNIFER EMMARYNE EDWARDS AND CHARLES THOMAS EDWARDS** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES PATRICK EDWARDS, WITH A 33.33% UNDIVIDED INTEREST, JENNIFER EMMARYNE EDWARDS, WITH A 33.33% UNDIVIDED INTEREST AND CHARLES THOMAS EDWARDS, WITH A 33.33% UNDIVIDED INTEREST, ALL AS TENANTS IN COMMON**, 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 Unit No. 429, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James T. Edwards and wife, Evelyn W. Edwards by Warranty Deed from Haury and Smith Contractors, Inc., dated August 20, 1986 and filed for record on August 21, 1986 in Book 6956, Page 285, Register's Office for Davidson County, Tennessee.
The said James T. Edwards having since died on January 29, 2011, as evidenced in Case No. 11P464 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, leaving Evelyn W. Edwards as the surviving tenant by the entirety. The said Evelyn W. Edwards having since died on January 5, 2014, devising said property to the said James Patrick Edwards, Jennifer Emmaryne Edwards and Charles Thomas Edwards as evidenced in Case No. 14P138 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Alan Andrew Edwards joins in this conveyance in his capacity as Executor of the Estate of Evelyn W. Edwards to convey unto Grantees any and all interest said Estate may have in said property.

This is
( ) **unimproved**
(X) **improved**

property known as **429 2nd Avenue South, Nashville, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 8th day of August, **2014.**

Alan Andrew Edwards

Alan Andrew Edwards, Executor of the Estate of Evelyn W. Edwards

James Patrick Edwards

Jennifer Emmaryne Edwards

Charles Thomas Edwards

STATE OF ~~California~~ RMM Tennessee
COUNTY OF ~~Los Angeles~~ RMM Davidson

On this 22 day of August 2014, before me personally appeared, **Alan Andrew Edwards, Executor of the Estate of Evelyn W. Edwards** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Evelyn W. Edwards, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 22 day of August 2014.

RACHAEL M. MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 01/09/2016

Rachael M. Marlin
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Patrick 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 18th day of AUGUST 2014.

Celestine M. Cliff
Notary Public

My Commission Expires: June 21, 2016

CELESTINE M. CLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
June 21, 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Emmaryne 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 22 day of August 2014.

Rachael M. Marlin
Notary Public

My Commission Expires: 01/09/~~2014~~ 2016 RMM

RACHAEL M. MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Thomas 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 8th day of August 2014.

Leonard
Notary Public

My Commission Expires: 10/10/2015

LEONARD SIQUEIROS
Commission # 1955956
Notary Public - California
Los Angeles County
My Comm. Expires Oct 10, 2015

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