9004

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $-0_.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 21st DAY OF November, 2014.

Notary Public
My Commission Expires: 7-2-18
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:	TO:
Todd R. Bitner and Daniel A. Bitner	Raymond Edwards

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
1605 Timber Run Nashville, TN 37214	New Owner	108160A01500

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Todd R. Bitner and Daniel A. Bitner, Devisees under the will of Christine Marie Bitner, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Raymond Edwards, unmarried, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Timber Ridge of record in Instrument 20040113-0005330, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Christine M. Bitner, unmarried and Raymond Edwards and wife, Dorothy A. Edwards by deed from NVR, Inc., of record in Instrument 20050405-0036735, dated March 31, 2005, Register's Office for said County. The said Dorothy A. Edwards died March 20, 2013 and tht title is vested in Raymond Edwards as surviving tenant by the entirety. The said Christine Marie Bitner died testate on January 5, 2012 and the Estate was admitted to Probate as Probate No. 12P517 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument 200401150006262, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040113-0005330, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

BILL GARRETT, Davidson County
Trans:T20140089560 DEEDQC
Recvd: 12/01/14 08:58 2 pgs
Fees:12.00 Taxes:0.00
20141201-0109633

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 1605 Timber Run, Nashville, TN 37214,
____ Unimproved/ ___X__ Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 20th **day of November, 2014.**

GRANTORS -

Todd R. Bitner

Daniel A. Bitner

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Lebanon, **Tennessee, this** 20th **day of November, 2014.**

My Commission Expires: 4-25-16

Notary Public

CAROL BURLISON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Lebanon, **Tennessee, this** 20th **day of November, 2014.**

My Commission Expires: 4-25-16

Notary Public

CAROL BURLISON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

mcqcd