BILL GARRETT, Davidson County
Trans:T20150099854 DEEDQC
Recvd: 11/24/15 10:37 3 pgs
Fees:17.00 Taxes:0.00
20151124-0119006

This Instrument Prepared By and Returned To:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| James Thomas Edwards<br>706 3rd Avenue South<br>Nashville, TN 37210 | Same | Map 105-3<br>Parcel 258 |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **James Thomas Edwards Family, LLC,** do hereby quitclaim and by these presents does transfer and convey my right, title and interest unto, **James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards, as tenants in common** in and to the following tract of land in **Davidson County, Tennessee,** described as follows, to-wit:

**Land in Davidson County, Tennessee, being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, page 182, Register's Office for Davidson County, Tennessee.**

**Lying on the west side of South Market Street, now 2nd Ave. South beginning at a point in the western margin of said street 232 feet north of the southeast corner of Lot No. 27, extending thence northwardly along the western margin of said street 35 feet; thence at right angles westwardly 137 feet, more or less, to the eastern margin of an alley; thence along the eastern margin of said alley, southwardly 35 feet; thence eastwardly 137 feet, more or less, to the beginning.**

**Being a one-half (1/2) undivided interest in the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Alan A. Edwards, Executor for the Estate of James Thomas Edwards, Sr., filed for record on September 18, 2012 as Instrument No. 20120918-0084817 and being the same property conveyed to James Thomas Edwards Family, LLC by Quitclaim Deed from Evelyn Edwards, filed for record in September 17, 2017, as Instrument No. 20120917-0084496, Register's Office for Davidson County, Tennessee.**

**This Property is knows as: 1233 Second Avenue South, Nashville, Tennessee**

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of November, 2015.

Alan Andrew Edwards
Alan Andrew Edwards, Chief Manager

Alan Andrew Edwards
Alan Andrew Edwards, Individually

James Thomas Edwards, Jr.
James Thomas Edwards, Jr., Member

James Thomas Edwards, Jr.
James Thomas Edwards, Jr. Individually

Scott Edwards
Scott Coleman Edwards, Member

Scott Edwards
Scott Coleman Edwards, Individually

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared **Alan Andrew Edwards** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), as Individually and who, upon oath, acknowledged himself to be the **Chief Manager of James Thomas Edwards Family, LLC.**, and that he as such Chief Manager, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager..

Witness my hand and official seal this the 11 day of November, 2015

**MY COMMISSION EXPIRES JANUARY 11, 2017**

**My Commission Expires:**_____

_____
**NOTARY PUBLIC**

JOHN J. MAHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared **James Thomas Edwards, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), signing as Individually and who, upon oath, acknowledged himself to be the **Member of James Thomas Edwards Family, LLC.**, and that he as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member..

Witness my hand and official seal this the 11 day of November, 2015

**MY COMMISSION EXPIRES JANUARY 11, 2017**

**My Commission Expires:**_____

_____
**NOTARY PUBLIC**

JOHN J. MAHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared **Scott Coleman Edwards, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), signing as Individually and who, upon oath, acknowledged himself to be the **Member of James Thomas Edwards Family, LLC.**, and that he as such Member, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member..

Witness my hand and official seal this the 9 day of November, 2015

**MY COMMISSION EXPIRES JANUARY 11, 2017**

**My Commission Expires:**_____

_____
**NOTARY PUBLIC**

JOHN J. MAHLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Dana L. Miller
(Affiant)

Subscribed and sworn to before me, this 16th day of November, 2015.

Melody M. Jenkins
NOTARY PUBLIC

My Commission Expires: MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018