This Instrument Prepared By and Return To: 16-0064

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160039128 DEEDQC
Recvd: 05/11/16 09:20 3 pgs
Fees:17.00 Taxes:0.00
20160511-0046650

QUITCLAIM DEED

NEW OWNER:
Angela Walton Edwards
2106 Porter Road
Nashville, TN 37206

SEND TAX BILLS TO:
First Community Mortgage
275 Robert Rose Dr
Murfreesboro, TN 37129

MAP/PARCEL
72-16-204

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Michael Davis and Angela Walton Edward, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Angela Walton Edwards, unmarried and Kristi Seehafer, unmarried hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Being Lot No. 4 on the Plan of Porter Heights, Part 3, of Record in Plat Book 1424, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Davis and Angela Walton Edwards, by Warranty Deed from Alpha Equities, LLC, dated October 3, 2005, filed of record on 10/12/2005 in Instrument #20051012-0122875, Register's Office of Davidson County, Tennessee.

This is improved property located at 2106 Porter Road, Nashville, TN 37206

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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, the GRANTOR has hereunder set his/her/their hand(s) this 14 day of April, 2016.

Michael Davis

See attached Signature
Angela Walton Edwards

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Michael Davis, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 14 day of April, 2016.

My Commission Expires:
June 21, 2016

NOTARY

LISA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Angela Walton Edwards, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this _____ day of _____, 2016.

NOTARY

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2016.

NOTARY PUBLIC

My Commission Expires: _____

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 14 day of April, 2016.

Michael Davis

Angela Walton Edwards

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Michael Davis, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 14 day of April, 2016.

My Commission Expires:
June 21, 2016

NOTARY

LISA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Angela Walton Edwards, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 19th day of April, 2016.

NOTARY

My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me, this _____ day of _____, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____