This Instrument Prepared by E. L. Edwards, III, Attorney at Law, 7501 Hwy. 70 S., Box 276, Nashville, TN 37221

QUITCLAIM DEED

Address New Owner:

Rachel Dones
1019 Malquin Drive
Nashville, TN 37216

Send Tax Bills to:
Map Par 0610700 4400
Same

For and in consideration of love and affection (and no monetary consideration, I, William Edwards, hereby remise, release, quitclaim and convey to my daughter, Rachel Dones, all my right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No. 23 on the Plan of Broadmoor Block J, Section 2, as of Record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Edwards and Rachel Edwards by Special Warranty Deed from The Bank of New York Mellon, Successor in Interest to J.P. Morgan Chase Bank, as Trustee for the Registered Holders of Novastar Mortgage Funding Trust Series 2004-3 Novaster Home Equity Loan Asset-Backed Certificates, Series 2004-3, as of record in Instrument number 20120711-0060809, Register's Office for Davidson County, Tennessee. The said Rachel Edwards and Rachel Dones, grantee herein, are one and the same person.

This conveyance is subject to all such limitations, restrictions, and encumbrances as may affect the premises.

This improved property known as 1019 Malquin Drive, Nashville, TN 37216/

Witness my hand this 31st day of May, 2016.

William Edwards

William Edwards

May 31, 2016

BILL GARRETT, Davidson County
Trans:T20160049717 DEEDQC
Recvd: 06/13/16 11:09 2 pgs
Fees:12.00 Taxes:0.00
20160613-0059446

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Kelly L. Atwell, a Notary Public in and for said County and State, the within named William Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, this 31st day of May, 2016.

Kelly L. Atwell
NOTARY PUBLIC

My commission expires:

KELLY L. ATWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 10, 2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is Zero and no/100 Dollars.

Rachel Dones
Affiant

5/31/16

Sworn to and subscribed before me this 31ST day of May, 2016.

Kelly L. Atwell
NOTARY PUBLIC

My commission expires:

KELLY L. ATWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 10, 2019