BILL GARRETT, Davidson County
Trans:T20160063701 DEEDQC
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Fees:12.00 Taxes:0.00
20160725-0076224

This instrument prepared by:
Paul S. Parker
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Susan Shouldis Edwards Street Rental, LLC 237 N. Almont Drive, #105 Beverly Hills, CA 90211	Same	061-10-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Michael Pearsall (sometimes "Grantor") does hereby assign, transfer and convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Debra DiGuglielmo and Susan Shouldis, as tenants in common (sometimes "Grantees"), and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the Southerly 30 feet of Lot No. 138 And the Northerly 35 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page(s) 76 through 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Parts of Lots Nos. 138 and 139 front together 65 feet on the Westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.
>
> Being the same property conveyed to Debra DiGuglielmo and Michael Pearsall by Warranty Deed from George W. Pruitt, Jr., recorded in Instrument No. 20160406-0033015 dated the 24th day of March, 2016 and recorded the 6th day of April, 2016 Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

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STATE OF TENNESSEE)
COUNTY OF)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Affiant

Subscribed and sworn to before me this the 22nd day of July, 2016.

Notary Public

My Commission Expires: _____

PHYLLIS R. VANOLST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

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This is improved property, known as 4107 Edwards Avenue, Nashville, TN 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

DATED this the 7 day of July, 2016.

MICHAEL PEARSALL

STATE OF ~~TENNESSEE~~ New Jersey)
COUNTY OF ~~DAVIDSON~~ Ocean)

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

WITNESS my hand and seal, at office, this 7th day of July, 2016.

Notary Public

My Commission Expires: April 13th 2021

CAROL A GABRIELI
Notary Public - State of New Jersey
My Commission Expires Apr 13, 2021