This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

BILL GARRETT, Davidson County
Trans:T20160104871 DEEDQC
Recvd: 11/29/16 12:40 2 pgs
Fees:12.00 Taxes:0.00
20161129-0125130

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
THE GERALD AND JANICE EDWARDS TRUST 321 HIGHLAND HEIGHTS DRIVE GOODLETTSVILLE, TN 37072	GERALD GENE EDWARDS II and JANICE FAYE EDWARDS Trustee(s) of THE GERALD AND JANICE EDWARDS TRUST 321 HIGHLAND HEIGHTS DRIVE GOODLETTSVILLE, TN 37072	025-11-O-35.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that GERALD G. EDWARDS, II and wife, JANICE F. EDWARDS, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto GERALD GENE EDWARDS II and JANICE FAYE EDWARDS Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, under the terms of THE GERALD AND JANICE EDWARDS TRUST Dated 10-7-2016, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

BEING LOT NO. 34 ON THE PLAN OF HIGHLAND HEIGHTS ACRES OF RECORD IN BOOK 3700, PAGE 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 91 FEET ON THE EASTERLY MARGIN OF HIGHLAND HEIGHTS DRIVE AND RUNS BACK 373.56 FEET ON THE SOUTH SIDE LINE AND 346.25 FEET ON THE NORTH SIDE LINE WHICH INTERSECTS WITH THE FRONT LINE AROUND A CURVE 39.27 FEET IN LENGTH.

BEING the same land conveyed to GERALD G. EDWARDS, II and wife, JANICE F. EDWARDS from JAMES A. WALKER, MARRIED, by Deed of record as Instrument 200302100017828 on FEBRUARY 10, 2003, in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 321 HIGHLAND HEIGHTS DRIVE, GOODLETTSVILLE, TN 37072

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

12

WITNESS my hand this 7 day of October, 2016

GERALD G. EDWARDS, II

JANICE F. EDWARDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and said county and state, GERALD G. EDWARDS, II and JANICE F. EDWARDS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Goodlettsville Tennessee, this 7 day of October, 2016.

Notary Public

My Commission expires: 5-25-20

T. SCOTT BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 25, 2020

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn to before me this 7 day of OCTOBER, 2016.

Notary Public

My Commission Expires: 5-25-20

T. SCOTT BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 25, 2020

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.