PREPARED BY:
WHEN RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

MAIL ALL TAX STATEMENTS TO:
JOHN THOMSON DAWSON, III
4208 EDWARDS AVENUE
NASHVILLE, TENNESSEE 37216

PARCEL # 061 06 0 107.00

BILL GARRETT, Davidson County
Trans:T20170000734 DEEDQC
Recvd: 01/04/17 12:36 3 pgs
Fees:17.00 Taxes:0.00
20170104-0000845

This space reserved for Recorder's use

QUIT CLAIM DEED
TCA 67-4-409(a)(4)
(NO TAX DUE)

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **4208 Edwards Avenue Trust, dated September 15, 2016, Clint Coons, his successor or successors in interest, as Trustee,** hereinafter referred to as Grantor, does hereby quitclaim and convey unto, **John Thomson Dawson, III**, herein after referred to as Grantee, its successors, and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows:

Land in Davidson County, Tennessee, being the south 50 feet of the west 200 feet of Lot 123, on the Plan of Maplewood Heights, of record in Book 547, Pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to grantor herein by Warranty Deed of record at Instrument Number 20161212-0130071; in the Register's Office of Davidson County, Tennessee.

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

Commonly known as: 4208 Edwards Avenue, Nashville, Tennessee 37216

IN TESTIMONY WHEREOF I have hereunto set my hand this 29th day of December, 2016

~~Clint~~ Coons, as Trustee of the 4208 Edwards Avenue Trust, dated September 15, 2016

Acknowledgment

State of Washington)
) ss.
County of Pierce)

I hereby certify that I know or have satisfactory evidence that Clint Coons is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he is/she is/they are authorized to execute the instrument and acknowledged it as the Trustee of the 4208 Edwards Avenue Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 29th day of December, 2016

MEGAN J. N. FENN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 12-19-17

Signature of Notary
Notary Public in and for the State of Washington
My Commission Expires: 12.19.17

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Clint Coons, as Trustee of the
4208 Edwards Avenue Trust, dated
September 15, 2016, Affiant

State of Washington

County of Pierce

MEGAN J. N. FENN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 12-19-17

Subscribed and sworn before me this the 29th day of December, 2016

Notary Public
My commission expires: 12.19.17

The following information is not a part of this Deed:

Property Address:	**4208 Edwards Avenue,** **Nashville, Tennessee 37216**
Owner's Name and Address:	**John Thomson Dawson, III** **4208 Edwards Avenue** **Nashville, Tennessee 37216**
Parcel Number:	**061 06 0 107.00**
Mail Tax Bills to:	**John Thomson Dawson, III** **4208 Edwards Avenue** **Nashville, Tennessee 37216**