"This instrument prepared without benefit of title search or title opinion at the request of the party. All party hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a proper title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Instrument #20060714-0084799, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all party acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accept full responsibility for the recordation of this Instrument."

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNER:
EDWIN A. BALDWIN
3029 Schoolside St.
Murfreesboro, TN 37128

SEND TAX BILLS:
SAME

BILL GARRETT, Davidson County
Trans:T20170048614 DEEDQC
Recvd: 06/07/17 14:55 3 pgs
Fees:18.00 Taxes:7.40
20170607-0057192

Map/Parcel No. 043-15-0 079
Map 52-05, Parcel 149
Map/Parcel # 092-09-0 035
Map/ Parcel #043-11-0 163

QUITCLAIM DEED

THIS INDENTURE, made this 2 day of June, 2017, between **J & S Restorations, LLC,** party of the first part, and **EDWIN A. BALDWIN,** party of the second part,

WITNESSETH: That the said party of the first part, **J & S Restorations, LLC ,** for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto, **EDWIN A. BALDWIN,** the party of the second part, with rights of their heirs and assigns, their interest in the following described property, to wit:

(1)Tract #3, Map and Parcel No. 043-15-0 079

Property on the south side of Provident Pass west of Farris Avenue. The Property fronts 163 feet on Provident Pass and runs back in an irregular shape with the property being 206 feet on one side. This is unimproved property and known as 910 New Provident Pass, Madison, Tn. 37115.

(2)Tract 4, Map 52-05, Parcel 149

Being tract 42, Block K of Madison Park Subdivision, of Record in Book 974, page 38, R.O.D.C. Said lot fronts 50 feet on Harvard Avenue and runs back between lines 110 feet. This unimproved property on Harvard Avenue.

(3)Tract # 5, Map and Parcel # 092-09-0 035

Land in Davidson County Tennessee and described as follows: Being Lots No. 124 and 125 of the W. R. Wilson tract of record in book 332, page 161, R.O.D.C.

Said lots adjoin and front together 88 feet on the north side of Delaware Avenue and run back between 126 fee on the east line and 130.5 feet on the west lien to a dead line.

(4) Tract #4, Map and Parcel #043-11-0 163
Land in Davidson County, Tennessee and described as follows: Land in Davidson County, Tennessee, and being lot no. 23, on the Second Revised Plan of Myatt-Eagan Subdivision, of Lot No. 2 and 3 of Anderson Estates, of record in book 1424, page 150, R.O.D.C.

Said lot No. 23 fronts 133.3 feet on the westerly side of Larchmont Drive and runs back between parallel lines 210 feet to a dead line.

Included in the above description but hereby excluded from this conveyance is the following property: Beginning at a point in the southwest corner of the land s of James T. Conrad and Alfred Rutherford and running along the west boundary line 100 feet to a point; thence north 88 deg. East 210 feet to a point on the east boundary line; thence along east boundary line 100 feet to the southerly boundary line; thence south 88 deg. West along the southerly boundary line 210 feet to the point of beginning, containing .48 acres, more or less.

Being the same property conveyed to J & S Restorations, LLC by Quitclaim Deed from S & E Enterprises of Simpson County, LLC of record in Instrument #20170133-0004409, and Scrivener's Affidavit of record in Instrument #201701300009851, Register's Office for Davidson County, Tennessee.

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the party hereto have duly executed the foregoing on the day and year first above written.

J & S Restorations, LLC

Jerry W Summers

By: Jerry Summers,
Managing Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **J & S Restorations, LLC, by Jerry Summers as Managing Member,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained by signing as Managing Member.

Witness my hand and seal at office on this the 9 day of June, 2017.

Jessica J Hunter

NOTARY PUBLIC

My Commission Expires: 6/20/17

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $ 2000 00/xx.

Jerry W. Summers
AFFIANT

Subscribed and sworn to before me this the 2 day of June, 2017.

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires:
6/12/17

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER