QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170062678 DEEDQC
Recvd: 07/21/17 12:10 2 pgs
Fees:12.00 Taxes:0.00
20170721-0073968

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of July, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark and Tammy Edwards Living Trust	SAME AS NEW OWNER	096070A003.00
(NAME)	(NAME)	
5023 Lakeridge Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Edwards and Tammy D. Edwards, husband and wife, as joint tenants with right of survivorship,** hereinafter called the Grantor(s), has quitclaimed unto **Mark Eugene Edwards and Tammy D. Edwards, Trustees of the Mark and Tammy Edwards Living Trust, dated May 15, 2017, an any amendments hereto,** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a Certain Condominium Apartment, Being Lot No. 7, Unit No. 2, on the plan of Bianca Square Condominiums, Unit 1 through 28, of record in Book 5800, Page 101, as amended in Book 5200, page 661, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Mary Edwards and Tammy D. Edwards, husband and wife, as joint tenants with right of survivorship by deed from Moriah D. Williams, a married woman, of record in Instrument No. 20151021-0107208, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 218 Hickory Hill Court, Nashville, TN 37214.

Witness my hand this 18 day of July, 2017.

Mark Edwards

Tammy D. Edwards

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Edwards and Tammy D. Edwards the herein 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, this the 18 day of July, 2017.

Notary Public

My Commission Expires: 3-27-18

(SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY