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

Bill Garrett Davidson County
Batch# 11221 DEEDQC
10/10/2017 04:01:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171010-0104062

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Park Edge Properties c/o David W. McMillan 115 28TH Avenue, North Nashville, TN 37212	Same	104-2 352

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, **JUDY P. ERON** ("Grantor") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **PARK EDGE PROPERTIES**, a general partnership, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the map of A.C. Wilkerson's Subdivision of Lot No. 44 of the Boyd Cockrill Spring Tract as of record in Book 161, page 44, Register' Office for said County.
>
> Said Lot No. 7 fronts 50 feet on the westerly side of 28th Avenue, North, formerly Fairground Avenue, and runs back between parallel lines, 120 feet to an alley.
>
> Being the same property conveyed to David W. McMillan, Linda A. Odom, Judy P. Eron, Brian Garrett and Linda Stere, individually and as a partnership d/b/a Park Edge Properties, recorded in Book 6053, Page 298, on the 9th day of May, 1983, 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this the 9th day of October 2017

Affiant

Notary Public

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires AUG. 18, 2018

My Commission Expires: _____

This is improved property, known as 115 28th Avenue, North, Nashville, TN 37203.

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.

WITNESS our hands this the 19th day of September, 2017.

GRANTOR:

JUDY P. ERON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY P. ERON**, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of Sept, 2017.

NOTARY PUBLIC

My Commission Expires: 3/6/21

OFFICIAL STAMP
LORI M. BERGSENG
NOTARY PUBLIC - OREGON
COMMISSION NO. 959853
MY COMMISSION EXPIRES MARCH 6, 2021