# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 51307 DEEDQC
01/25/2018 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180125-0007767

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ronald Eugene Edwards and Lashawn Edwards Covington** | **Same** | |
| (NAME) | (NAME) | |
| **3018 Richmond Hill Drive** | | **MAP 60-6 PARCEL 13** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**RONALD EUGENE EDWARDS, UNMARRIED**

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**RONALD EUGENE EDWARDS, UNMARRIED AND LASHAWN EDWARDS COVINGTON, MARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**

THEIR, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**Being Lot No . 99 on the Plan of Hillhurst Acres, Section 1, as of record In Book 2331, Pages 50 and 51, Register's Office for Davidson Count y , Tennessee. Said Lot No . 99 fronts 148 feet on the Northeasterly side of Richmond Hill Drive and extends back 274.4 feet on the Northwesterly line and 334.6 feet on the Southeasterly line to a dead line, measuring 162.2 feet thereon.**

**INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIPTION:**

**Being part of Lot No . 99 on the Pl an of Hillhurst Acres , Section I, as of record in Book 2331, Paqe 50 and 51, in the Reqister's Office for Davidson County, Tennessee.**

**Beqinninq at a point in the Northeast corner of said Lot No. 99 and runs with the line between Lots Nos. 99 and 100, said subdivision, South 53 degre es 15 minutes West, 227 feet to a point; thence with a line which is West of and at all points 150 feet from the centerline of the proposed interstate highway Northerly 209 feet to a point in the North boundary line of said Lot No. 99; thence with said boundary line South 59 degrees 30 minutes East, 97 feet to the point of beginning, containing 0.23 acres more or less.**

**BEING THE SAME PROPERTY CONVEYED TO RONALD EUGENE EDWARDS AND WIFE BIRDIE M. EDWARDS, BY DEED FROM ROBERT E. MURRAY AND PEGGY M. HARRIS, OF RECORD IN BOOK 11173 PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THE SAID BIRDIE M. EDWARDS HAVING SINCE DIED LEAVING THE PROPERTY TO RONALD EUGENE EDWARDS AS SURVIVING TENANT BY THE ENTIRETY.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****

This is **improved** property known as: **3018 Richmond Hill Drive, Nashville, TN 37207**

Witness our hands this the 19th day of January, 2018.

Ronald Eugene Edwards

STATE OF TN )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald Eugene Edwards**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY