Bill Garrett Davidson County
Batch# 57095 DEEDQC
02/08/2018 04:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180208-0013019

Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 8th day of Feb, 2017. 2018

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Constance Parham & William L. Edwards & Audrey Edwards 7936 Highway 70 South Nashville, TN 37221	Same	127-45

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, William L. Edwards and Audrey Edwards, husband and wife, and Connie Parham, unmarried, hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 8 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Land, described according to survey made by S. H. Hutchison, dated July 31, 1956 and Robert Dishner, dated April 20, 1974, as follows:

Beginning at a point in the center of U.S. Highway 70 at the corner of Lots Nos. 7 and 8; thence with line between said lots, north 45 degrees east 506 feet to the corner line of Old Buffalo Road; thence with the center of the same, south 147 degrees 30 minutes east 150.8 feet to the corner line of Lot 9; thence with the line between Lots 8 and 9, south 45 degrees west 525 feet to the center line of U.S. Highway 70; thence with the centerline of the same, north 39 degrees west 150 feet to the point of beginning, containing a gross area of 1.89 acres, more or less, and a net area of 1.75 acres, more or less.

Being the same property conveyed to William L. Edwards and Audrey Edwards, husband and wife, and Connie Parham, unmarried as tenants in common, by Warranty Deed dated November 9, 2013, from Robert T. Graham and wife, Margaret P. Graham, of record in Instrument No. 20131113-0117086, Register's Office for Davidson County, Tennessee.

This is improved property located at: 7936 Highway 70 South, Nashville, TN 37221.

This conveyance is made subject to the following:

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Constance Parham, undivided Thirty-two Percent (32%) interest, and to William L. Edwards and Audrey Edwards, an undivided Sixty-eight Percent (68%) interest, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 11th day of Jan., 2018, ~~2017.~~

William L. Edwards

Audrey Edwards

Constance Parham

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Edwards, the bargainor(s), 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 at Franklin, Tennessee, this 11th day of Jan, 2018.

Notary Public

My Commission expires 11-3-20

JOHN W. HAMPTON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2020

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Audrey Edwards, the bargainor(s), with who I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 11th day of Jan., 2018 2017.

Notary Public

My commission expires 11-3-20

JOHN W. HAMPTON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 3, 2020

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Constance Parham, the bargainor(s), with who I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Franklin, Tennessee, this 28th day of September, 2017.

Notary Public

My commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin Tennessee, this 28th day of September, 2017.

Notary Public

My commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), 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 at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY