Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Karen Edlund, as Trustee of the Karen Edlund Living Trust dated April 12, 2018 1201 Quail Road Nashville, TN 37214	**Map/Parcel 108-08-0-D001.00**	**Karen Edlund, as Trustee of the Karen Edlund Living Trust dated April 12, 2018 1201 Quail Road Nashville, TN 37214**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Karen Edlund** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Karen Edlund, as Trustee of the Karen Edlund Living Trust dated April 12, 2018** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1201 Quail Road, Nashville, Tennessee 37214.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Bill Garrett Davidson County
Batch# 80918 DEEDQC
04/16/2018 09:03:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180416-0035276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 12th day of April, 2018.

JENNIFER DISMUKES BERKLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 12 day of April, 2018.

Karen Edlund

Karen Edlund

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 **Karen Edlund**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 12 day of April, 2018.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Unit No. 1, Lot 77, in a Horizontal Property Regime as shown on the Condominium Site Plan, on the Plan of Quail Valley Section 2, Phase 4, as shown on the plat of record in Plat Book 5800, page 69-70, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Karen Edlund by warranty deed from Tommy R. Smallwood of record as Instrument Number 20060726-0090098, Register's Office for Davidson County, Tennessee.