AFTER RECORDING RETURN TO:
Independence Title and Escrow Services, Inc.
416 High Street
Maryville, TN 37804
file # 18020167SJ

THIS INSTRUMENT WAS PREPARED BY:
Independence Title and Escrow Services, Inc.
By: Kim Russell, Atty.
416 High Street
Maryville, TN 37804

For recording purposes only:

Bill Garrett Davidson County
Batch# 96271 DEEDQC
05/24/2018 10:31:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180524-0049803

Owner Name & Property Address:	Send Tax Bills To:	CLT No.
Joseph F. Gusman 2202 Selma Avenue Nashville, TN 37214	Peoples Home Equity Inc. ISAOA ATIMA 5205 Maryland Way Ste 100 Brentwood, TN 37027	084-10-0-089.00

QUIT CLAIM DEED

THIS INDENTURE, made this 18th day of MAY, 2018 between **JOSEPH GUSMAN A/K/A JOSEPH F. GUSMAN, unmarried widower**, resident of Davidson County, Tennessee ("Grantor") and **JOSEPH F. GUSMAN, unmarried**, resident of Davidson County, Tennessee ("Grantee"),

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to the Grantor in hand paid by the said Grantee, the receipt and legal sufficiency all of which are hereby acknowledged, the Grantor, has this day bargained, sold, released, quit claimed, transferred, and conveyed unto the Grantee all of the Grantor's right, title, and interest in and to the premises to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Castlewood Estates, Section II, of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 104 fronts 95.4 feet on the northerly side of Selma Avenue and extends back between lines 317 feet on the westerly side and 357 feet on the easterly side to a dead line in the rear, on which it measures 170 feet.

THIS CONVEYANCE is made subject to restrictions, easements, setbacks, and other conditions recorded in Book 2331, Page 91, Book 3983, Page 132, in the Register's Office for Davidson County, Tennessee.

SUBJECT to restrictions, easements, setbacks, and other conditions recorded in Book 2450, Page 469, Book 2488, Page 295, in the Register's Office for Davidson County, Tennessee.

SUBJECT to Agreement for DED for Sanitary Sewers and/or Storm Drain of record in Book 4888, Page 731, in the Register's Office for Davidson County, Tennessee.

ALSO SUBJECT to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED, AND PREPARER MAKES NO REPRESENTATION WHATSOEVER AS TO THE ADEQUACY OR ACCURACY OF THE DESCRIPTION OTHER THAN THAT IT WAS ACCURATELY TRANSCRIBED FROM THE SAID PRIOR DEED.

BEING and intending to be the same property conveyed to Joseph Gusman and wife, Anna S. Edwards (now deceased) by Warranty Deed dated 08/28/14 and recorded on 09/02/14 in Instrument Number 20140902-0079642, in the Register's Office for Davidson County, Tennessee.

GRANTOR HEREIN MAKES OATH IN EXECUTING THIS INSTRUMENT THAT HE IS THE SURVIVING WIDOWER OF ANNA S. EDWARDS A/K/A GUNILLA ANN SOFIE EDWARDS DECEASED, WITH THE DATE OF HIS/HER DEATH BEING 01/05/2018, AND THAT THEY WERE LAWFULLY MARRIED AT THE TIME OF HIS/HER DEATH AND THAT THIS PROPERTY WAS THEIR MARITAL RESIDENCE AND THAT THEY REMAINED MARRIED WITHOUT INTERVENING DIVORCE OR SEPARATION UNTIL THE DEATH OF ANNA S. EDWARDS A/K/A GUNILLA ANN SOFIE EDWARDS.

And all of the estate, right, title, and interest of the Grantor herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims whatsoever to the said Grantee, their heirs and assigns forever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's Hand and Seal as of the date of first recited above.

JOSEPH GUSMAN A/K/A JOSEPH F. GUSMAN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, JOSEPH GUSMAN A/K/A JOSEPH F. GUSMAN, with whom I am acquainted or proved to me on the basis of satisfactory evidence, that _he_ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County, Tennessee, this 18th day of May, 2018.

James A. Farley — 5-26-20
Notary Public — My Commission Expires:

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, $ 0.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Carrie Bridges
AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2018.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 8/22/19

STEPHANIE A. JAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BLOUNT