ADDRESS NEW OWNER:

Richard Durwood Edwards and
Mary Karoline Theroux
252 Carriage Drive
Nashville, TN. 37221

Map and Parcel No.:
142-2-200.00

SEND TAX BILLS TO:

Richard Durwood Edwards and
Mary Karoline Theroux
252 Carriage Drive
Nashville, TN. 37221

Bill Garrett Davidson County
Batch# 104040 DEEDQC
06/13/2018 09:37:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180613-0056662

THIS INSTRUMENT PREPARED BY:
Marshall M. Snyder
Attorney At Law
6001 Asberry Court
Nashville, TN. 37221
615.403.5067

RETURN INSTRUMENT TO:
Richard Durwood Edwards and
Mary Karoline Theroux
252 Carriage Drive
Nashville, TN. 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Richard Durwood Edwards
AFFIANT

Subscribed and sworn to by Richard Durwood Edwards, before me, this the 11th day of June, 2018.

Notary Public

My Commission Expires: 9-10-18

MARSHALL M. SNYDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Richard Durwood Edwards, unmarried, and Mary Karoline Theroux, unmarried, as Grantors, do hereby quitclaim, transfer, assign and convey to Richard Durwood Edwards,

unmarried, a 46% tenancy in common interest and to Mary Karoline Theroux, unmarried, a 54% tenancy in common intererst, their heirs, successors and assigns, as Grantees,, all right, title and interest which we own in a certain tract or parcel of land in Davidson County, Tennessee, being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Richard Durwood Edwards, unmarried, and Mary Katherine Theroux, unmarried, by Erich Ritzhaupt and Sarah Ritzhaupt, husband and wife, by Warranty Deed recorded February 26, 2018, at Instrument No. 20180226-0018008, Register's Office for Davidson County, Tennessee.

Richard Durwood Edwards is further granted and assigned a life estate by Mary Karoline Theroux in the 54% tenancy in common being hereby conveyed to Mary Karoline Theroux and Mary Karoline Theroux is further granted and assigned a life estate by Richard Durwood Edwards in the 46% tenancy in common being hereby conveyed to Richard Durwood Edwards.

This is improved property known as 252 Carriage Drive, Nashville, Tennessee 37221.

WITNESS our hands this 11th day of June, 2018.

Richard Durwood Edwards
Grantor

Mary Karoline Theroux
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named bargainors, Richard Durwood Edwards and Mary Karoline Theroux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 11th day of June, 2018.

Marshall M. Snyder
Notary Public

My Commission Expires: 9-10-18

MARSHALL M. SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY