Bill Garrett Davidson County
Batch# 109764 DEEDQC
06/28/2018 09:50:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180628-0062348

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 26th day of June, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees 6227 N. New Hope Road Hermitage, Tennessee 37067	SAME	087 00 0 047.00 087 00 0 047.03

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Samuel Dennis Edwards and wife, Nancy Ruth Lane Edwards, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 26th day of June, 2018.

Samuel Dennis Edwards

Nancy Ruth Lane Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Dennis Edwards and Nancy Ruth Lane Edwards, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 2018.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Notary Public

EXHIBIT A

Legal Descriptions

087 00 0 047.00 – 6227 North New Hope Road, Hermitage, Tennessee 37076

LAND in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by John D. McCormick more particularly described as follows:

BEGINNING at a point in the center of New Hope Road 633.7 feet southerly from the N.W. corner of Miss Lillie P. McCormick's property; thence North 87° 7' East 263.00 feet; thence South 83° 18' East 109.0 feet; thence North 1° 27' East 154.0 feet; thence North 88° 38' East 362.4 feet to an iron pin in a fence; thence along said fence South 3° 43' West 401.6 feet; thence North 87° 12' West 710.4 feet to the center of New Hope Road; thence following the center of said road North 2° 30' East 214.8 feet to the point of beginning and containing 5.0 acres more or less.

Being the same property conveyed to Samuel Dennis Edwards and wife, Nancy Lane Edwards by deed from Raymond D. Lane, Sr. and wife, Audrey J. Lane, of record in Book 7156, page 642, Register's Office for Davidson County, Tennessee.

Nancy Ruth Lane Edwards and Nancy Lane Edwards are one and the same person.

This is improved property known as 6227 North New Hope Road, Hermitage, Tennessee 37076.

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087 00 0 047.03 – 6231 North New Hope Road, Hermitage, Tennessee 37076

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, dated August 30, 1963, revised September 27, 1963, as follows: BEGINNING at a point in the center if New Hope Road, at the corner of the property conveyed to James A. McCormick, et ux, by deed from Lillie B. McCormick, et vir, as of record in Book 3619, Page 435, RODC; thence with James A. McCormick northerly line North 87 07' East 263 Feet to a point, and continuing with said line south 83 18' East I 09 Feet to his northwest corner; thence leaving said McCormick property North 1 27' East 154 Feet to a point; thence south 89 13' West 362.30 Feet to a point in the center of New Hope Road; thence with the center of said road south 4 43' West 150 feet to the beginning, and containing 1.2 acres more or less.

Being the same property conveyed to Samuel D. Edwards and wife, Nancy R. Edwards by deed from Sharon Hill Vanderpool, married, of record as Instrument No. 20051103-0133348, Register's Office for Davidson County, Tennessee.

Samuel Dennis Edwards and Samuel D. Edwards are one and the same person. Nancy Ruth Lane Edwards and Nancy R. Edwards are one and the same person.

The subject property is under 5 acres and we find no recorded plat which includes all of the property's exact boundaries. A recorded plat may be required before any building permits can be obtained. Any policy will not insure against loss or damage due to the lack of a recorded plat.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 6231 North New Hope Road, Hermitage, Tennessee 37076.
