Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This Instrument prepared by and after recording return to:
Daniel H. Puryear, Esq.
Puryear Law Group
102 Woodmont Blvd.
The Woodmont Centre, Suite 520
Nashville, Tennessee 37205

Bill Garrett Davidson County
Batch# 111724 DEEDQC
07/02/2018 02:12:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180702-0063988

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ross D. Edwards **P.O. Box 120339** **Nashville, TN 37212**	**104-8 - 120**	**Same as Owner**

For and in consideration of ten dollars cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES L. KNIGHT,** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto **ROSS D. EDWARDS** ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all improvements, appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

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

[Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be made on this the 26th day of June, 2018.

James L. Knight

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the Undersigned, a notary public in said county and state, personally appeared James L. Knight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and seal on this the 26th day of June, 2018.

Notary Public

My Commission Expires

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0 cnt.

Affiant

Subscribed and sworn to before me,
this 26th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lots Nos. 102, 103 and the easterly one-half of Lot No. 104 on the Revised Plan of University Place, of record in Book 332, Page 145, Register's Office for Davidson County, Tennessee.

Said Lots and part of Lot adjoin and front together 135 feet, more or less on the southerly side of Capers Avenue, and run back between lines, 140 feet on the westerly line of said part of Lot No. 104 and 140 feet, more or less, on the easterly line of Lot No. 102, along the westerly margin of 19th Avenue South, to an alley in the rear on which they measure 128 feet, more or less.

Being the same property conveyed to Ross D. Edwards and James I. Knight, by deed from J.G. Carter and wife Rubie Lee Carter, Trustees of the Carter Joint Revocable Living Trust Agreement U/A/D March 15, 1999 of record as instrument #20021001-0119052, Register's Office for Davidson County, Tennessee.