This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Y Johnson Davidson County
Batch# 149609 DEEDQC
10/05/2018 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181005-0099291

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
PAUL H. EDWARDS, TRUSTEE DONALD G. EDWARDS IRREVOCABLE TRUST dated October 4, 2018 4100 Granny White Pike Nashville, TN 37204	SAME	117-16-206

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

Sworn to and subscribed before me this October 4, 2018.

Notary Public

My Commission Expires: 01-04-2021

QUITCLAIM DEED

FOR -0- DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, I, DONALD G. EDWARDS (hereinafter, "Grantor"), my wife, CAROLYN H. EDWARDS having predeceased me, have this date bargained and sold, and do hereby transfer and convey my interest in the following described property unto PAUL H. EDWARDS, Trustee, or his successor in interest, under the DONALD G. EDWARDS IRREVOCABLE TRUST, dated October 4, 2018, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LEGAL DESCRIPTION ATTACHED as EXHIBIT A

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on October 4, 2018.

DONALD G. EDWARDS

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 DONALD G. EDWARDS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this October 4, 2018.

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2021

NOTARY PUBLIC

My Commission Expires: 01-04-2021

EXHIBIT A

Being the northerly part of the unnumbered tract shown on the Map of College Park of record in Book 843, Page 29, Register's Office for said County, and partly being described according to a survey thereof made by John Wilks, Civil Engineer, June 27, 1928, as follows:

BEGINNING at the sutheast corner of Granny White Road and a street which is the southern boundary line of Morrow Subdivision, and running thence with the easterly margin of Granny White Road, south 26½° west 175.2 feet to an iron pipe; thence in an easterly direction on an angle of 77° 12' with the Granny White Road 182 feet to an iron pipe in the east line of this tract; thence with said east line thereof northwardly 193 feet to the southerly margin of said street; being already mentioned thence with the southerly margin of said street in a westerly direction 112½ feet to the beginning.

Being the same property conveyed to Donald G. Edwards and wife, Carolyn H. Edwards by Warranty Deed of record from Mildred Finley Edwards, in Book 6672, Page 34, Register's Office for Davidson County, Tennessee.

The legal description above is taken verbatim from the prior deed of record.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This improved property is known as 4100 Granny White Pike, Nashville, TN 37204.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).