Karen Johnson Davidson County
Batch# 265126 DEEDQC
08/01/2019 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0075947

THIS INSTRUMENT PREPARED BY:

Stephanie J. Edwards
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
bryan@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

James D. Edwards

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2019.

Stephanie J. Edwards

Notary Public

My Commission Expires: _____

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 12-07-2020

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
James D. Edwards 905 Lakemont Drive Nashville, TN 37220	-SAME-	116-038-132

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that James D. Edwards and David C. Edwards, Co-Executors of the Estate of William I Edwards, III, deceased (the "decedent"), who died on August 29, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Last Will and Testament that was duly admitted to probate in Davidson County, Tennessee, on September 20, 2018, under docket No18P-1595, hereby releases, remises and quitclaims unto James D. Edwards, all of the right, title and interest of the decedent and the

and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 31st day of July, 2019.

David C. Edwards, Co- Executor

James D. Edwards, Co- Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David C. Edwards, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2019.

Notary Public My Commission Expires:

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James D. Edwards, Co-Executor, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2019.

Notary Public My Commission Expires:

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

Land lying in the Civil District of Davidson County Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 132, on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Royal Oaks Condominiums, as said areas are set forth and defined in Master Deed and By-Laws of record in Book 5282, page 972, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William I Edwards, by deed from Lyndsay A. Jacobs and wife, Lorraine M. Jacobs, of record of instrument No. 20040621-0073164, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

