This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 304261 DEEDQC
10/22/2019 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191022-0108366

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me this 16 day of October, 2019.

Notary Public

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Allison Danielle Edwards 3565 Bear Hollow Rd Whites Creek, TN 37189	Same as New Owner	030-043.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sean P. Boyle** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Allison Danielle Edwards** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee bounded on the North by Walker, on the East by Carver, on the South by Setters and on the West by Walker and being described according to a survey by Campbell McRae and Associates (John Hood TN R.L.S. No. 1838) more particularly described as follows:

Beginning at a point in the center of a creek said point being located South 59 degrees 37 minutes 33 seconds West 103' +/- from the B. L. Carver land (Book 2546, Page 613, RODC, TN); thence leaving said creek with said Carver South 12 degrees 04 minutes 35 seconds East 275.00' to an iron rod (new) in the line of the John Raymond Setters land (Book 4404, Page 821 RODC, TN); thence with said Setters South 70 degrees 30 minutes 00 second West 160.00' to an iron rod (new) in the East line of the John V. Walker, Jr. land (Book 5859, Page 976, RODC, TN); thence with said Walker North 04 degrees 26 minutes 18 seconds West 287.42' to a point in the center of a creek; thence with said creek centerline North 82 degrees 11 minutes 16 seconds East 48.10' to a point; thence North 66 degrees 42 minutes 23 seconds East 73.90' to the point of beginning containing 0.88 acres more or less.

Being the same property conveyed to Allison D. Edwards and Sean P. Boyle, wife and husband by Warranty deed from Michael S. Woods and wife, Lindsey L. Woods, f/k/a Lindsey L. Thomas of

record in Instrument No. 20170519-0049931 Register's Office for Davidson County, Tennessee, dated May 02, 2017 and recorded on May 19, 2017.

This is improved property known as 3565 Bear Hollow Rd Whites Creek, Tennessee 37189.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 16 day of October, 2019.

Sean P. Boyle

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared **Sean P. Boyle**, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 16 day of October, 2019.

My Commission Expires:

4-17-23

NOTARY PUBLIC

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County