THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** ***No title search was performed in the preparation of this Quitclaim Deed.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of October, 2019. November Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Lillie Beatrice Edwards 1111 Lischey Ave Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 082 03 0 442.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps now known as Aundrea Epps and Erika Sheree Kurzawa, as joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Lillie Beatrice Edwards and Aundrea Epps, as joint tenants with rights of survivorship,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and the northern 17 feet of Lot No. 9 on the MAP of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 10 and the northerly 17 feet of Lot No 9 front together 48 feet on the easterly side of North Fourth Street, now Lischey Avenue, and run back between parallel lines 165 feet to an alley.

Being the same property being conveyed to Lillie Beatrice Edwards, Aundrea Denise (Thomas) Epps and Erika Sheree Kurzawa, as joint tenants with rights of survivorship from Lillie Beatrice Maryland-Edwards and James A. Lockridge by quitclaim deed recorded December 6th, 2016 record in Instrument No. 20161206-0127776, in Register's office of Davidson County.

Subject property is not the primary, marital residence of Aundrea Denise (Thomas) Epps or Erika Sheree Kurzawa.

Aundrea Epps and Aundrea Denise (Thomas) Epps being one and the same person.

Karen Johnson Davidson County
Batch# 317350 DEEDQC
11/19/2019 10:43:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191119-0119290

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of NOVEMBER, 2019.

Erika Sheree Kurzawa

Erika ~~Sheree~~ Sharee Kurzawa

STATE OF Pennsylvania
COUNTY OF Allegheny)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Erika Sheree Kurzawa**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 04 day of November, 2019.

Notary Public

My Commission Expires: Nov 22, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Denise L. Reilly, Notary Public
Bethel Park Boro, Allegheny County
My Commission Expires Nov. 22, 2020