THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
20-2024TN

Karen Johnson Davidson County
Batch# 458686 DEEDQC
08/18/2020 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200818-0092537

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Carol Garcia and Saul Garcia	Carol Garcia and Saul Garcia	162-13-0A-025.00
2108 Shabnam Dr.	2108 Shabnam Dr.	
Antioch, TN 37013	Antioch, TN 37013	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Mark Norman Edwards, widowed, Leigh Michelle Krasnoff, married, and Reginald N. Edwards, unmarried, as to a life estate,** hereinafter referred to as the "GRANTOR" and **Reginald N. Edwards, unmarried**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Mark Norman Edwards, widowed, Leigh Michelle Krasnoff, married, and Reginald N. Edwards, unmarried, as to a life estate** has this day quitclaimed unto **Reginald N. Edwards, unmarried**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 2108 Shabnam Dr., Antioch, TN 37013, County of Davidson

Being Lot No. 25, Greenwood's Subdivision, a Planned Unit Development, Phase 2, of record in Instrument No. 20020116-0006350, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property previously conveyed to Reginald N. Edwards and Doris S. Edwards, husband and wife, by Warranty Deed from Mt. View, LLC, dated 10/08/2004 and recorded 10/13/2004 in Instrument No. 20041013-0123149, said Register's Office, as re-recorded in Instrument No. 20041020-0126462, said Register's Office. The said Doris S. Edwards is deceased as of 04/27/2017, leaving Reginald N. Edwards as the sole owner of the subject property.

Being the same property previously conveyed to Mark Norman Edwards and Leigh Michelle Krasnoff, their heirs and assigns, subject however to the estate for life expressly reserved to Reginald N. Edwards, by Quitclaim Deed with Reservation of Life Estate from Reginald N. Edwards a/k/a/ R.N. Edwards, dated 10/01/2018 and recorded 10/05/2018 in Instrument No. 20181005-0099366, said Register's Office.

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Rutherford

Subscribed and sworn to before me this 27 day of July, 2020

Notary Public
Commission Expiration 2-20-2022

KATHERINE BLANKENSHIP-HORNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my/our hand(s) this 27 day of July, 2020.

Mark Norman Edwards

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Norman Edwards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 513 Bank Nolensville, 37027 this 27 day of July, 2020.

Notary Public

KATHERINE BLANKENSHIP-HORNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration:

2-20-2022

Witness my/our hand(s) this 10 day of August, 2020.

Leigh Michelle Krasnoff
Leigh Michelle Krasnoff

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leigh Michelle Krasnoff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 523 Mount Park Dr Powder Springs GA 30127 this 10 day of August, 2015.

Desmond Levy
Notary Public

Commission Expiration: 2-13-2022

Desmond F Levy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-13-2022

Witness my/our hand(s) this 27 day of July, 2020.

Reginald N Edwards

Reginald N. Edwards

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reginald N. Edwards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 513 Beak Nolensville Pike 37027 this 27 day of July, 2020.

Notary Public

Commission Expiration:

2-20-2022

KATHERINE BLANKENSHIP-HORNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

