THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108
357356

Grantee Address
MATTHEW D EDWARDS
5300 SOUTHFORK BLVD
OLD HICKORY, TN 37138

Mail Tax Statements to:
MATTHEW D EDWARDS
5300 SOUTHFORK BLVD
OLD HICKORY, TN 37138

Karen Johnson Davidson County
Batch# 486877 DEEDQC
09/30/2020 04:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200930-0112981

QUITCLAIM DEED

THIS INDENTURE, Made this 4th day of March, 2020, by and between Matthew D. Edwards, a married man of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Matthew D. Edwards and Katherine P. Edwards, husband and wife with rights of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 5300 SOUTHFORK BLVD, OLD HICKORY TN, 37138).

BEING the same premises which Julie Woodruff n/k/a Julie Woodruff Hurst in deed dated 08/23/2007 and recorded 08/27/2007 in the DAVIDSON County Recorder's Office in Deed Book Volume 20070827-0102683, page , granted and conveyed to Matthew D. Edwards, a single male.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Matthew D. Edwards

State of TN

County of Coffee (SS)

On this 4th day of March in the year 2020, before me, the undersigned notary public, personally appeared Matthew D Edwards, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

CARLA W. MATHEWS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Carla W Mathews
Notary Public
exp 11/15/2023

VALUATION AFFIDAVIT

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

Affiant

Subscribed and sworn to before me this 4th day of March, 2020

Carla W Mathews
Notary Public
My Commission Expires: 11/15/2023

CARLA W. MATHEWS STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

File No: 357356
TAXPAYER/OWNER: MATTHEW D EDWARDS
ADDRESS: 5300 SOUTHFORK BLVD, OLD HICKORY TN, 37138

Exhibit A

File No.: 357356

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE Of TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 87 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, of record as Exhibit "A" to the Instrument of record as Instrument No. 20031031-0160338, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.

Being the same property as conveyed from Julie Woodruff n/k/a Julie Woodruff Hurst to Matthew D. Edwards, a single male as set forth in Deed Instrument #20070827-0102683 dated 08/23/2007, recorded 08/27/2007, DAVIDSON County, TENNESSEE.

Tax ID: 063160C08700CO

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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 Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784