This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 510253 DEEDQC
11/09/2020 09:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201109-0131098

State of TN
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 28 day of October 2020

Notary Public

My Commission expires 6/19/21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Chesley & Elizabeth Edwards
2011 Rose Cliff Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Chesley & Elizabeth Edwards
2011 Rose Cliff Drive
Nashville, TN 37206

MAP AND PARCEL NUMBER: 08304001400

QUITCLAIM DEED

20NT02671

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Chesley Edwards and Elizabeth Edwards, husband and wife, and Rodney Edwards and Cynthia Edwards, husband and wife, tenants by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Chesley Edwards and Elizabeth Edwards, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for said County.

Said Lot No. 126 fronts 65 feet on the northerly margin of Rose Cliff Drive and extends back 42.2 feet on the easterly line and 219.7 feet on the westerly line to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Chesley Edwards and Elizabeth Edwards, husband and wife, and Rodney Edwards and Cynthia Edwards, husband and wife, tenants by the entirety, by Warranty Deed from Jeremy D. Pewitt, dated 06/14/2013 and recorded 06/24/2013 as Instrument No. 20130624-0064541, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2011 Rose Cliff Dr, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of October 2020

Chesley Edwards

Chesley Edwards

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Chesley Edwards,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of October 2020

Notary Public

My Commission expires: 6/19/21.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Elizabeth Edwards

Elizabeth Edwards

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elizabeth Edwards,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of October 2020

Notary Public

My Commission expires: 6/19/21.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Rodney Edwards

Rodney Edwards

State of Arkansas }
County of Washington }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rodney Edwards,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of Oct, 2020

Roberta Gonzalez
Notary Public

My Commission expires: 7 / 23 / 30.

ROBERTA GONZALEZ
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 07/23/30
COMMISSION NO. 12377960

Cynthia Edwards

Cynthia Edwards

State of Arkansas }
County of Washington }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cynthia Edwards,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of Oct, 2020

Roberta Gonzalez
Notary Public

My Commission expires: 7 / 23 / 30.

ROBERTA GONZALEZ
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 07/23/30
COMMISSION NO. 12377960

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024