Karen Johnson Davidson County
Batch# 510381 DEEDQC
11/09/2020 10:16:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201109-0131144

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

HOLLY J. LA CROIX
Notary Public - California
San Diego County
Commission # 2258187
My Comm. Expires Oct 13, 2022

STATE OF CALIFORNIA

COUNTY OF San Diego)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 7th day of October 2020

Notary public

My commission Expires: 10-13-2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Luke A. Edwards, Trustee Starr Y. Edwards, Trustee 521 South 11th Street Nashville, TN 37206	Luke A. Edwards Starr Y. Edwards 521 South 11th Street Nashville, TN 37206	094-01-0-017.00

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 Luke Edwards and Starr Edwards, do hereby quitclaim, transfer and convey unto Luke A. Edwards and Starr Y. Edwards, Trustees of the Edwards Living Trust dated October 7, 2020, and any amendments thereto, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Payne, Blakemore & Cummings' Addition, as of record in Book 57, Page 70, Register's Office for said County and the North 25 feet of Eastside Avenue which was closed by Metropolitan Ordinance No. 62-279, of record in Book 3677, Page 5, said Register's Office, said 25 feet lying south of and adjacent to Lot No. 12.

Said Lot No. 12 and part of Eastside Avenue closed fronts 75 feet on the Easterly side of South Eleventh Street and runs back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Luke Edwards and Starr Edwards from Carrie M. Smith on July 30, 2018 and recorded on August 2, 2018 as Instrument No. 20180802-0075615, in the Register's Office for Davidson County, Tennessee.

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.

Property Address: 521 South 11th Street, Nashville, Tennessee 37206

Witness my hand this 7th day of October 2020

Luke Edwards

Starr Edwards

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF San Diego)

On October 7, 2020 before me, Holly J. LaCroix, Notary Public, personally appeared LUKE EDWARDS AND STARR EDWARDS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

HOLLY J. LA CROIX
Notary Public - California
San Diego County
Commission # 2258187
My Comm. Expires Oct 13, 2022

Signature Holly J. LaCroix (Seal)