This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW201105
Information in this document furnished by the parties and relied upon by the preparer of this document.

Karen Johnson Davidson County
Batch# 549320 DEEDQC
01/07/2021 10:20:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210107-0003218

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Jeffrey Sims Edmonds, (a/k/a Jeffrey Edmonds)** do hereby bargain, sell, release, remise, quitclaim and convey unto **Jeffrey Sims Edmonds and Lourdes Elizabeth Cuellar, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision (Consolidation) of Lots 614, 616 & Lots 618, 620, Block 104, Plan No. 1, West Nashville, Book 57, Pages 74 and 75, of record in Instrument No. 20111104-0086224, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeffrey Edmonds by Warranty Deed from James P. Nutt, unmarried, and Ashley E. Nutt, unmarried, dated 4/21/2016 and recorded 4/25/2016 in Instrument No. 20160425-0039814, Register's Office for Davidson County, Tennessee.

Power of Attorney for Ashley E. Nutt of record in Instrument No. 20160425-0039813, said Register's Office.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 28th day of December, 2020.

Jeffrey S. Edmonds aka Jeffrey Edmonds

**Jeffrey Sims Edmonds, (a/k/a Jeffrey Edmonds)**

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of December, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Sims Edmonds, (a/k/a Jeffrey Edmonds)** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Jacqueline G Brown
Notary Public
My Commission Expires: 1-8-22

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 28th day of December, 2020.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax/Map ID & Parcel
091-11-0-093.00

New Owners:
Jeffrey Sims Edmonds and Lourdes Elizabeth Cuellar
4709 Illinois Avenue
Nashville, TN 37209

Send Tax Bills to :
Same as new owner