QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 596476 DEEDQC
03/22/2021 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0037331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hosea Edwards & Delois Shelton		060-09-0-013.00
2726 Old Matthews Road	Same as New Owner	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Hosea M. Edwards, a married man,** "the Grantor," by these presents does hereby quitclaim and convey unto **Hosea M. Edwards and Delois Shelton, husband and wife ,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Horizon Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Jayme Simmons, an unmarried woman of record in Instrument No. 20190426-0038595 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019.

Being the same property conveyed to Hosea M. Edwards, an unmarried man, by Warranty Deed from Horizon Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191021-0107537, Register's Office for Davidson County, Tennessee, dated October 18, 2019, and recorded on October 21, 2019. The said Hosea M. Edwards having since married.

Being also known as 2726 Old Matthews Road, Nashville, TN 37207.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 19 day of March, 2021.

Hosea M. Edwards

Hosea M. Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hosea M. Edwards,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that they executed this instrument for the purpose set forth herein.

Witness my hand and official seal at **Davidson County, Tennessee** this the 19 day of **March, 2021.**

My commission expires: 9-2-2024

Notary Public



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON