Karen Johnson Davidson County
Batch# 616131 DEEDQC
04/16/2021 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210416-0050805

Commitment Number: 28264843
Seller's Loan Number: 11872102545279

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
MARGARET F. EDWARDS, 418 Dennywood Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084 11 0 021.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

MARGARET F EDWARDS, single, who incorrectly took title as MARGARET B EDWARDS, surviving tenant by the entirety of Carlos E Edwards, whose mailing address is **418 Dennywood Dr., Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **MARGARET F. EDWARDS, single**, hereinafter grantee, whose tax mailing address is **418 Dennywood Dr., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 418 Dennywood Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 5782 , Page 627 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084 11 0 021.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 2, 2021:

Margaret F Edwards Who incorrectly took title as Margaret B Edwards

MARGARET F EDWARDS, who incorrectly took title as MARGARET B EDWARDS

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 2, 2021 by **MARGARET F EDWARDS, who incorrectly took title as MARGARET B EDWARDS** who is personally known to me or has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Dorothy M Sanders
Notary Public

DOROTHY M. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee
County of Davidson

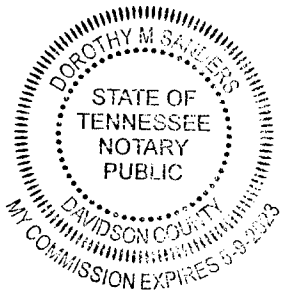
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 2nd day of April, 20 21.

Margaret F Edwards
Affiant

Margaret F. Edwards
Print Name



(Seal)

Dorothy M Sanders
Notary Public

My commission expires:

5-9-2023

Dorothy M Sanders
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's office for said County. Said Lot No. 88 fronts 75 feet on the westerly side of Dennywood Drive and runs back 120 feet on the North line and 178 feet on the South line to a dead line in the rear, measuring 106 feet thereon. Being the same parcel conveyed to CARLOS E EDWARDS AND MARGARET B EDWARDS from MARGARET FAYE BARRON EDWARDS AND CARLOS E EDWARDS AND FRANK M NEWMAN, TRUSTEE, by virtue of a deed dated 8/14/1981, recorded 8/17/1981, in deed book 5782, page 627, county of DAVIDSON, state of TENNESSEE.

True Copy Cerification

I, Logan Walker, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Logan Walker
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Logan Walker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries