Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

Karen Johnson Davidson County
Batch# 685202 DEEDQC
07/28/2021 12:12:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210728-0101586

ADDRESS OF NEW OWNER:
Monica D. Edwards, et al.
112 Baylee Mika Court
Joelton, TN 37080

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
022 02 0 030.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **MONICA D. EDWARDS,** (a single individual) Grantor, do hereby quitclaim and convey unto my sister, **TERESA D. EDWARDS,** (a single individual) and my son, **MATTHEW V. EDWARDS,** (a single individual) with the right of survivorship between them, his/her heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 51 on the Plan of Chase Point, Section One, of record in Plat Book 9700, Page 301, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.
>
> **BEING** the same property conveyed to Monica D. Edwards, by deed from A & L Builders, Inc., of record in Book 10720, Page 831, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 112 Baylee Mika Court, Joelton, TN 37080**

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 25th day of July, 2021.

Monica D Edwards
MONICA D. EDWARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 25th day of July, 2021, before me personally appeared **MONICA D. EDWARDS,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Connie Lewis
NOTARY PUBLIC

CONNIE KAY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/9/24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Monica D. Edwards
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 25th day of July, 2021.

Connie Lewis
NOTARY PUBLIC

CONNIE KAY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/9/24