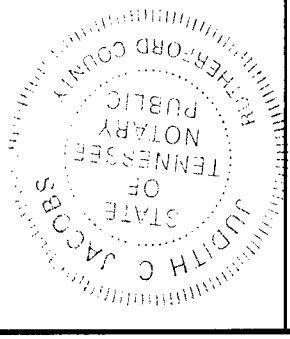
QUITCLAIM DEED

Karen Johnson
Batch# 759009
11/22/2021 11:07:26 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20211122-0154676



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Michael T Gr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaShawn Covington	Gold Star Mortgage Financial Group, Corporation	060-06-0-013.00
(NAME)	(NAME)	
3018 Richmond Hill Dr	100 Phoenix Dr	
(ADDRESS)	(ADDRESS) 48108	
Nashville, TN 37207	Ann Arbor MI	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ronald Eugene Edwards, unmarried** hereinafter called the Grantor(s), have quitclaimed unto **LaShawn Covington and Antwand D. Covington, wife and husband,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 99 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 148 feet on the Northeasterly side of Richmond Hill Drive and extends back 274.4 feet on the Northwesterly line and 334.6 feet on the Southeasterly line to a dead line, measuring 162.2 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIPTION:

Being part of Lot No. 99, on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Pages 50 and 51, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northeast corner of said Lot No. 99 and runs with the line between Lot Nos. 99 and 100, said subdivision, South 53 degrees, 15 minutes West, 227 feet feet to a point; thence with a line which is West of and at all points 150 feet from the centerline of the proposed interstate highway Northerly 209 feet to a point in the North boundary line of said Lot No. 99; thence with said boundary line South 59 degrees 30 minutes, East, 97 feet to the point of beginning.

Being the same property conveyed to Ronald Eugene Edwards, unmarried and LaShawn Edwards Covington, married, as tenants in common with the right of survivorship from Ronald Eugene Edwards unmarried by Quitclaim Deed on January 19, 2018, of record in Instrument Number 20180125-0007767, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3018 Richmond Hill Dr, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 15th day of November, 2021.

Ronald E. Edwards

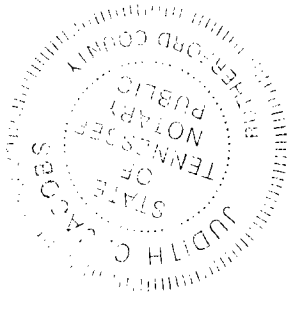
Ronald Eugene Edwards

State of Tennessee
County of Davidson

Personally appeared before me Ronald Eugene Edwards, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2021.

Notary Public Judith C. Jarvis
My Commission Expires: 9-16-23



RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202109042