Karen Johnson Davidson County
Batch# 924602 DEEDQC
10/03/2022 11:12:22 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221003-0108706

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Debra McCoy, Affiant
Subscribed and sworn before me this the
3 Day of October, 2022.
Bradi Wiles, Deputy Register

Send Tax Bills To:
129 Scenic View Rd
Old Hickory, TN 37138

Quitclaim Deed

RECORDING REQUESTED BY Donald Edwards (Deceased) and Lois Edwards, JTWROS
AND WHEN RECORDED MAIL TO:
The Lois Yvonne Edwards Living Trust, Grantee(s)

Consideration: $ No Consideration
Property Transfer Tax: $
Assessor's Parcel No.: 44-05-0-09
PREPARED BY: Lois Edwards certifies herein that he or she has prepared this Deed.

Lois Edwards
Signature of Preparer

By Debra R. McCoy attorney-in-fact
Debra McCoy

9-28-2022
Date of Preparation

Lois V. Edwards
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson, State of Tennessee by Grantor(s), Donald Edwards (Deceased) and Lois Edwards, JTWROS whose post office address is _____, to Grantee(s), The Lois Yvonne Edwards Living Trust, whose post office address is 129 Scenic View Rd, Old Hickory TN 37138,

WITNESSETH, that the said Grantor(s), Donald Edwards (Deceased) and Lois Edwards JTWROS for good consideration and for the sum of No Consideration ($ -0-) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Lois Edwards
Signature of Grantor By Debra McCoy Attorney-in-fact

Signature of Second Grantor (if applicable)

Lois Y. Edwards
Print Name of Grantor

Print Name of Second Grantor (if applicable)

9-28-2022

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Erica Walajtys
Print Name of First Witness to Grantor(s)

GARY WALAJTYS
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Lois Edwards, TTEE
Signature of Grantee By Debra McCoy attorney-in-fact

Signature of Second Grantee (if applicable)

Lois Y. Edwards, TTEE
Print Name of Grantee

Print Name of Second Grantee (if applicable)

9-28-2022

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Erica Walajtys
Print Name of First Witness to Grantee(s)

GARY WALAJTYS
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of South Carolina

County of Greenville

On September 28, 2022, before me, Robbie Angellyn Hood King a notary public in and for said state, personally appeared, Erica Walajtys, Geo Walajtys, Deborah McCoy, Attorney in Fact for Lois Edwards who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____ (Seal)

My Commission Expires 6/23/2027

Exhibit "A"

Land in Davidson County, Tennessee being the Northwesterly 38.5 feet of Lot no. 69 and the Southeasterly 33.8 feet of Lot no. 68 on the unrecorded MAP of Scenic View Subdivision and being Lot 1 on the map of a resubdivision of Lots NOS. 67 to 74 inclusive, and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959.

Beginning at a point in the northeasterly margin of Scenic View Drive formerly Havron Avenue, 161.5 feet northwest of the southeast corner of LOT NO. 69 being the common corner of Lots "H" and "I" in said resubdivision said point likewise being 361.5 feet northwest of the intersection of Scenic View Dr. and 20 foot public walkway; thence with said Drive north 46 deg. 29' west 72.3 feet to a point; being the common corner of Lots NO. "I" and "J"; thence with the line between Lots "I" and "J" north 43 deg 59' east 171.98 feet; thence south 46 deg. 0', east 72.3 feet to the corner of Lots "H" and "I", thence with the line between said lots south 43 deg. 59' west 171.40 feet to the beginning.

Being the same property conveyed to Mary M. Layhew Sharp and Larry W. Sharp by Quit Claim Deed from Mary Layhew Sharp by Deed of Record in Book 6153, Page 655 executed on 9/26/83, filed on 10/7/83.

Current Source of Title
Book 111629
Page 656