THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
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Karen Johnson Davidson County
Batch# 954883 DEEDQC
12/27/2022 09:06:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221227-0132456

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
CHARLOTTE ANN ECKEL EDWARDS 56 Wyn Oak Nashville, TN 37205	SAME	104140G04100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is No Dollars ($-0-).

Charlotte Ann Eckel Edwards
CHARLOTTE ANN ECKEL EDWARDS

SUBSCRIBED AND SWORN to before me by CHARLOTTE ANN ECKEL EDWARDS this 19th day of December, 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, JOE MICHAEL EDWARDS, do hereby quitclaim and by these presents do transfer and convey unto my wife, CHARLOTTE ANN ECKEL EDWARDS, her heirs and assigns, all of my right, title and interest in a certain parcel of real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 112 on the Plan of Whitworth Phase I Revised Final Plat of record in Plat Book 7900, pages 140 through 145, Register's Office for said County, Tennessee.

Said Lot No. 112 fronts 55.00 feet on the southeasterly margin of Wyn Oak (Private) and extends back 109.84 feet on the northeasterly line and 110.32 feet on the southwesterly line to a dead line in the rear, measuring 55.00 feet thereon.

Being the same property conveyed to Joe Michael Edwards and Charlotte Ann Eckel Edwards as tenants in common by deed of record in instrument number 20031105-0162337, R.O.D.C.

The property address is 56 Wyn Oak, Nashville, TN 37205.

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

WITNESS my hand this 19th day of December, 2022.

JOE MICHAEL EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JOE MICHAEL EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 19th day of December, 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

NOTARY PUBLIC
My Commission Expires: 7/7/25