Karen Johnson Davidson County
Batch# 1047719 DEEDQC
09/08/2023 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230908-0070686

File No: ARS-90024
Grantor's Loan No. N/a

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sharon E. Edwards, 735 Lake Terrace Drive, Nashville, TN 37217

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.

Tax Parcel Number: 150 02 0 144.00

QUITCLAIM DEED

Curtis J. Edwards, as Executor for the Estate of Betty Jo Edwards, deceased, pursuant to Case No 19P-1096 filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division ("Grantor"), of **735 Lake Terrace Drive, Nashville, TN 37217**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Sharon E. Edwards**, ("Grantee"), whose tax mailing address is **735 Lake Terrace Drive, Nashville, TN 37217**, with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 22A, on the Plan of Harbor Gate Subdivision, Section I, of record in Book 6250, Page 344, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Parcel ID: 150 02 0 144.00

Property Address is: 735 Lake Terrace Drive, Nashville, TN 37217

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20110311-0019571 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 25, 2023:

Curtis J Edwards as Executor for the estate of Betty Jo Edwards

Curtis J. Edwards, as Executor for the Estate of Betty Jo Edwards

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Curtis J. Edwards**, personally known to me, or has produced License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of August, 2023.

Cheryl M Rodgers
Notary Public
Exp 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Krystal Lilly, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/7/2023 (date of document).

Affiant Signature

9/7/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 7th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

MGC1 HOLLY OVERBY COMM. # 2343414 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES JAN. 26, 2025 MGC1