Karen Johnson
Batch # 1182820
09/17/2024 04:21:05 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240917-0072103

THIS DOCUMENT PREPARED BY:
MICKEY T. FRANKLIN, BA, CP
NO TIITLE WORK COMPLETED
PREPARED FROM INFORMATIOM
BY PARTIES

Address New Owner.	Send Tax Bills To	MAP-PARCEL NUMBERS
LINDA P. FRANKLIN 5630 HIGDON RD JOELTON, TENNESSEE 37080	SAME	MAP 37 PARCEL 47

For and in consideration of the sum of TEN DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all who are hereby acknowledged, Sandra K. Edwards, quitclaims, transfers and conveys to Linda P. Franklin and her heirs and assigns, all of her right, title and interest in and to certain real property located in Davidson County, Tennessee, and more particularly described as follows:

See attached EXHIBIT "A "for description

This is improved property know as: 5610 Higdon Road, Joelton, Tennessee, 37080

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, encumbrances as may affect the premises.

WITNESS MY HAND THIS---17th---day of---September---, 2024

Sandra K. Edwards

SANDRA K. EDWARDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid. personally appeared Sandra K. Edwards, who proved to me based on satisfactory evidence, and who upon oath, acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee,
this 17th day of September, 2024.

Connie M. Lowe
NOTARY PUBLIC

CONNIE M LOWE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 12-24-2024

Buyer 9/17/24

Notary Public 9-17-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
, Affiant
Subscribed and sworn before me this the
17 Day of September, 2024.
J. Rivera, Deputy Register

EXHIBIT "A"

A tract of land in the 14th Civil District of said county, beginning at a point in the north side of a 10-foot roadway, know as Paradise of Cotton Patch Road, said point being the southwest corner of this Tract No. 1 and also being the southwest corner of the 3.5-acre tract, more or less, conveyed to Dudley Franklin Edwards and wife Verna Mae K. Edwards, of record in Book 4083, Page 277, Register's Office for said County; thence with said Edwards's eastern boundary line north 26 degrees east 475 feet to a point; thence south 73 degrees 33' east 290 feet to a point; thence south 26 degrees west 475 feet, more or less, to the north side of said 10 foot roadway; thence with the north side of said 10 foot roadway, north 62 degrees west 290 foot, more or less, to a point of beginning, containing 3 acers, more or less.

This is the same property conveyed to Dudley F. Edwards and wife Verna M. Edwards, by deed from Morris Levine, Jack J. Cohen and wife Bessie D. Cohen, and Harris A. Gilbert, Executor of the Estate of Leon Gilbert, Deceased, of record in Book 6354, Page 188, Registers Office of Davidson County, Tennessee, the Dudley F. Edwards having since died on July 8, 2009.

The property was further Quitclaimed to Sandra K. Edwards, the Edwards daughter on 27 September 2010. # 20161014-0082390