QUITCLAIM DEED

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Mariam Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27, Aug, 2005.

Gail L. Farley
Notary Public

MY COMMISSION EXPIRES Aug 8, 2009

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Beard and Mariam Beard	SAME	119-02-0-079.00
(NAME)	(NAME)	
209 Stirton Road	SAME	
Nashville, TN 37210	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mother
J.B.
M.B

John Beard, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **John Beard, and ~~wife~~ Mariam Beard** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN ___DAVIDSON_____ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

Being the same property conveyed to John Beard, unmarried, by Deed from Juanita B Hill Rogers, dated 06/16/1997, of record in Book 10501, page 1, Register's Office for Davidson County, TN.

This is improved ☒ property, known as Unimproved

209 Stirton Road, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands ___8/27/05_____.

John Beard
John Beard

Mariam Beard
Mariam Beard

GAIL L. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gail L. Farley (notary public), _____John Beard and Mariam Beard_____ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: Aug 8, 2009

Gail L. Farley
, Notary Public

Davidson County DEEDQC
Recvd: 09/08/05 15:31 1 pgs
Fees:12.00 Taxes:0.00

20050908-0108359

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543