**THIS INSTRUMENT PREPARED BY:**
**Forsythe Title & Escrow Services**
**2525 West End Avenue**
**Suite 350**
**Nashville TN 37203**

Davidson County DEEDQC
Recvd: 09/06/06 09:55 2 pgs
Fees:12.00 Taxes:0.00
20060906-0109865

**MAP.GROUP.PARCEL.**
**96-5/140**

**NEW OWNERS:**
**Beverly Nelson**
**Debra L. [redacted]**
**302 Seneca [redacted]ve**
**Nashville TN 37214**

**SEND TAX BILLS TO:**
**New Owner**

## QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **Beverly Nelson and Debra L. Biagi,** by this instrument **QUITCLAIM** all of the interest of Grantors in the hereinafter described property unto **Beverly Nelson and Debra L. Biagi, *Joint Tenants with the Right of Survivorship,*** their heirs and assigns forever, the property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 170, on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, page 117-119, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 170 fronts 70 feet on the westerly side of Seneca Drive and runs back between lines 154.3 feet on the southerly line and 117.3 feet on the northerly line to a dead line in the rear, which is a broken line, measuring 111.87 feet thereon.

Being the same property conveyed to Beverly Nelson and Debra L. Biagi in Instrument 20041210-0147205 recorded 12/10/2004, Register's Office for Davidson County, Tennessee.

The subject property is improved property commonly known as 302 Seneca Drive, Nashville Tennessee 37214.

The purpose of this Deed is to convey title in such a manner that both parities hold title as Joint Tenants with the Right of Survivorship.

**Beverly Nelson**

**Debra L. Biagi**

**STATE OF TENNESSEE**
**COUNTY DAVIDSON**

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Beverly Nelson and Debra L Biagi, the bargainors with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of August, 2006.

Harold H. Gregory
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009

HAROLD H. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration for this transfer is none.

Debra L. Biagi
AFFIANT

~~Sworn~~ to ~~and~~ subscribed before me, this 22nd day of August, 2006.

Harold H. Gregory
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: May 23, 2009

HAROLD H. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY