QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/03/07 08:39 2 pgs
Fees:12.00 Taxes:0.00

20070703-0079155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Marie R. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2007

Linda A. Krantz
Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JAN. 26, 2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Beard/S. Rucker	Ottis B. Beard	~~DAVIDSON 14 37 14D 11100~~
(NAME)	(NAME)	
104 Sheffield Ct.	7080 Old Hickory Blvd.	04000000 3700
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Whites Creek, TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ottis B. Beard and wife, Marie R. Beard**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon Beard Rucker and Paula M. Beard**, joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being part of an 82 acre tract on the Plan in the cause of W. W. Earthman, Extr. vs. E.A. McCord et al, of record in Plan Book 3, page 16, Chancery Court for said County, and being known as Lot No. 5 on a Map of a Subdivision of part of the W. H. Thompson Property at Whites Creek, Tennessee, and being described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, on June 24, 1948, as follows: BEGINNING at a point in the center line of Old Hickory Boulevard, being 226.4 feet west of the center of a bridge crossing Whites Creek, west of Whites Creek Pike; corner of Lots No. 5 and 6 of said survey of Thompson Property; thence with the line between said lots, south 1 deg. 33' east 250 feet to a point; south 87 deg. 32' west 118.3 feet to a corner of Lot No. 4; thence with the line between said Lots No. 4 and 5, north 2 deg. 38' east 250 feet to the center of Old Hickory Boulevard; thence with the center line of said Boulevard, south 87 deg. 22' east 31.4 feet, and north 88 deg. 27' east 68.6 feet to the point of beginning, containing .62 acres, more or less.

Being the same property conveyed to Ottis B. Beard and wife, Marie R. Beard by deed from Gerald A. Krantz and wife, Shirley Ann Krantz, dated April 6, 1965 and filed for record in Book 3877, page 647, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7080 Old Hickory Blvd (House Number) (Street) Whites Creek, TN 37189 (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of June 2007.

Ottis B. Beard

Ottis B. Beard

Marie R. Beard

Marie R. Beard

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ottis B. Beard and Marie R. Beard**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of June, 2007.

MY COMMISSION EXPIRES JAN. 26, 2008

Commission expires:

Linda A. Krantz

Notary Public



Subject to all easements, restrictions and government zoning regulations of record in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By & Return To:

Ottis B. Beard
7080 Old Hickory Blvd.
Whites Creek, TN 37189