1 - GSRM
Box 44

BILL GARRETT, Davidson County
Trans: T20130033297 DEEDQC
Recvd: 04/23/13 14:31 3 pgs
Fees: 18.00 Taxes: 321.90
20130423-0040344

THIS INSTRUMENT PREPARED BY:

CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $87,000.00.

Lisa Ann Beasley
Affiant

Subscribed and sworn to before me, this 18th day of April, 2013.

Catherine H. Gwyn
Notary Public

My Commission Expires: 6/21/16

Address New Owner As Follows:
Lisa Ann Beasley
613 Oakland Drive
Madison, TN 37115

Send Tax Bills To:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

Map-Parcel Number:
051-10-0-065.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Judy Ann Childress, unmarried,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **Lisa Ann Beasley, unmarried,** all right, title and interest of Grantor in and to a certain tract or parcel of land in

County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4 , as shown on the map entitled the Plan of Oakland Acres Addition, of record in Book 2854, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond K. Beasely and wife, Marguerite Beasley, by deed from James R. Bell and wife, Mary L. Bell, of record in Book 4246, page 504, dated June 26, 1968, said Register's Office. Being further conveyed to Judy Ann Childress a 1/3 undivided interest, by Quitclaim Deed from Raymond K. Beasley and wife, Marguerite Beasley , of record in Book 7813, page 561, dated March 30, 1989. The said Raymond K. Beasley having since died on or about August 11, 1999. The said Marguerite Beasley having since died on or about August 2, 2011. The Will of Marguerite Beasley of record in Volume 11P1497 Davidson County Probate Court Clerk's Office devised her remaining 2/3 interest in the property to her children, Judy Ann Childress and Charles Beasley in equal shares, resulting in Judy Ann Childress holding a total 2/3 interest in the property and 1/3 interest in Charles Beasley. Charles Beasley having since conveyed his 1/3 undivided interest to Lisa Ann Beasley by Quitclaim Deed of record in Instrument No. 20121126-0108230, dated November 21, 2012, said Register's Office.

This is improved property known as 613 Oakland Drive, Madison, TN 37115.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of April, 2013.

Judy Ann Childress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Ann Childress, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of April, 2013.

Notary Public

My Commission Expires: 06/21/2016

