BILL GARRETT, Davidson County
Trans:T20140069393 DEEDQC
Recvd: 09/17/14 08:47 3 pgs
Fees:17.00 Taxes:0.00
20140917-0085079

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

Grantee: Lisa B. Kinnie
4448 Hannah Ford Road
Pegram, Tennessee 37143

Send tax notice to: Grantee

Map Parcel Number: Map 168, Parcel, 77.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Lisa B. Kinnie*, Trustee of Trust A** under The Beard Family Trust U/A dated October 10, 2000** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Lisa B. Kinnie** ("Grantee"), Trust A's entire interest in and to a certain tract of land located at 9021 Highway 100, Nashville in Davidson County, Tennessee, more fully described as:

> Land in the 9th, formerly the 14th, Civil District of said County, described according to a survey made May 7, 1956, by S.H. Hutchison, as follows:
>
> Beginning on the southerly margin of U.S. Highway No. 100 at a stake, the northeast corner of the property conveyed to T.H. Austin and wife, by deed from J.N. Smith and wife, of record in Book 1102, page 59, Register's Office for said County; thence with said Highway North 73° 30' East 150 feet to a stake in fence; thence South 17° East 233 feet to a stake in fence; thence South 76° 30' West 150 feet to Austin's easterly line; thence with said line, North 17° West 225 feet to the beginning, containing 11/16 of an acre; more or less.

Description is taken from prior deed of record; for prior title, *see* Book 2539, Page 557 in the Register's Office of Davidson County, Tennessee. This is improved real property known as 9021 Highway 100, Nashville, TN 37221.

*Lisa B. Kinnie is also known as Lisa Ann Kinnie.

**Trust A is also known as the Charles M. Beard Trust A U/A dated October 10, 2000.

Being the same property conveyed by Charles Macy Beard to Charles Macy Beard and Lisa Ann Kinnie, Co-Trustees, Trust A U/A dated October 10, 2000 of record in Instrument Number 20130813-0085070, Register's Office, Davidson County, Tennessee. A *Certificate of Trust Existence and Authority* is being recorded contemporaneously herewith.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 3rd day of September 2014.

Lisa B. Kinnie
Lisa B. Kinnie, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lisa B. Kinnie, Trustee,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is One Dollar ($1.00).

Lisa B. Kinnie
AFFIANT

Sworn to and subscribed to before me by Lisa B. Kinnie on the 3rd day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 7-1-17

JULIE F. TRAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY