quitclaimdeed.txt

BILL GARRETT, Davidson County
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Fees:12.00 Taxes:0.00
20151030-0110747

Prepared By: William Eugene Beard
711 Fatherland Street
Nashville, TN 37206

QUITCLAIM DEED

Map parcel number 71-2-30

Grantor: William Eugene Beard
711 Fatherland Street
Nashville, TN 37206

Grantee: Donald Wayne Beard (New Owner/Tax Bills)
917 Boscobel Street
Nashville, Tn 37206

THIS QUITCLAIM DEED, made and entered into this 30th day of October, 20 15 by and between William Eugene Beard, hereinafter called Grantor, and Donald Wayne Beard, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor do hereby bargain, sell, quitclaim, remise, release and convey to Grantee, the following described real estate, to wit:

A one ninth (1/9) share of the estate of Arthur L. Lepley, probated by order of the Seventh Circuit Court for Davidson County, Tennessee Probate Division File No. 14P139, filed on January 30, 2014. Being real property described as follows: # 20140130-0008460

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of E. C. Scruggs, First Avondale, as of record in Book 161, Page 13, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the south side of Greenwood Avenue and extends back between parallel lines 149 feet to an alley.

Being the same property conveyed by Quitclaim Deed to Arthur L. Lepley and wife, Sara B. Lepley of record in Book 8184 Page 369, Register's Office Davidson County, Tennessee. See also # 20140130-0008460

This is improved property known as 1248 Avondale Circle, Nashville, Tennessee 37207.

THE CONSIDERATION for this conveyance is one dollar($1.00) and other goods and

valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:
William Eugene Beard

William Eugene Beard
711 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

On this 30 the day of OCT, 2015, before me appeared William Eugene Beard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature he executed the instrument.

WITNESS my hand and official seal.

_____, Notary Public

My Commission Expires: 11-15-16

Affiant _____ Known _____ Produced ID
Type of ID TN DRLic

(Seal)

JAMES R. BINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0
William E. Beard, Affiant
Subscribed and sworn before me this the 30th Day of October, 2015.
L. Chandler, Deputy Register