This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
Claude P. Bearden and June Bearden
117 Spring Valley Road
Nashville, TN 37214
Reference Number: TN251248

Davidson County DEEDQC
Recvd: 11/09/15 11:12 5 pgs
Fees:27.00 Taxes:0.00
20151109-0113755

Property Tax ID#: 09504020700

QUIT CLAIM DEED

For and in consideration of Zero and 00/100 Dollars ($0.00) and no other good and valuable consideration, **CLAUDE P. BEARDEN, A SINGLE MAN AND JUNE BEARDEN, AN UNMARRIED WOMAN, WHO ERRONEOUSLY ACQUIRED TITLE AS HUSBAND AND WIFE,** whose post office address is 117 Spring Valley Road, Nashville, TN 37214, as Grantor(s), and **CLAUDE P. BEARDEN, A SINGLE MAN AND JUNE BEARDEN, AN UNMARRIED WOMAN,** whose post office address is 117 Spring Valley Road, Nashville, TN 37214, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 117 Spring Valley Road, Nashville, TN 37214

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 9th day of Sept, 2015

Claude P. Bearden

June Bearden

STATE OF TN
COUNTY OF Davidson

On this 9th day of Sept, 2015, before me personally appeared Claude P. Bearden and June Bearden, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 9th day of Sept, 2015.

Notary Public
My Commission expires: 10/18/2016

TERESA DUNBAR-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10/18/16

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to ~~the best of affiant's knowledge, information, and belief,~~ the actual consideration ~~for this transfer or value of the property transferred, whichever is greater~~ is $0.00, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.~~

C Palmer Bearden

Affiant

Subscribed and sworn to before me this 9th day of Sept, 2015, by C. Palmer Bearden III

Notary Public
Commission Expires 10/18/2016

TERESA DUNBAR-PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10/18/16

Name and address for person(s) responsible for taxes:

Claude P. Bearden and June Bearden
117 Spring Valley Road
Nashville, TN 37214

Name and address of property owner:

Claude P. Bearden and June Bearden
117 Spring Valley Road
Nashville, TN 37214

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 33 and the southerly part of Lot No. 34 on the Plan on Bluefields, as of record in Book 843, Page 16, Register's Office for said County, described as follows:

Beginning on the easterly margin of Spring Valley Road at a point 100 feet south of the corner of Lots Nos. 34 and 35; thence eastwardly and parallel with the dividing line between Lots Nos. 33 and 34, 300 feet, more or less, to the dividing line between Lot Nos. 32 and 34; thence with said line sourthwestwardly 106 feet, more or less, to the common corner of Lots Nos. 32, 33 and 34; thence with the dividing line between Lots Nos. 32 and 33, southwardly 10 feet; thence westwardly 249 feet, more or less, to the easterly margin of Spring Valley Road at a point 10 feet south of the corner of Lots Nos. 33 and 34; thence with said road northwardly 100 feet to the beginning.

Being that same property conveyed to Claude P. Bearden and wife June Bearden by Deed from Gary L. Hart and wife Stephana L. Hart dated August 24, 1983 and recorded August 25, 1983 in Instrument No. 973718 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

COMMONLY KNOWN AS 117 SPRING VALLEY Road, NASHVILLE, TN, 37214

PARCEL ID. 09504020700

True Copy Certification

I, **Darell Near**, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters