BILL GARRETT, Davidson County
Trans:T20160067397 DEEDQC
Recvd: 08/04/16 13:50 4 pgs
Fees:27.00 Taxes:0.00
20160804-0080970

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Charles Larry Beard	SAME	081 07 0 045.00
and Robert Lee Beard		081 03 0 291.00
2023 B 10th Avenue, North		081 03 0 292.00
Nashville, TN 37208		081 03 0 293.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of re-conveying our property as to establish a joint tenancy with rights of survivorship between Charles Larry Beard and Robert Lee Beard, we, **CHARLES LARRY BEARD** and **ROBERT LEE BEARD**, GRANTORS, do hereby quitclaim and convey unto **Darrmita Henry, Trustee**, all of our rights, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

TRACT I:
2103 14th Avenue, North
Nashville, TN 37208
MAP/Parcel #081 07 0 045.00

LAND in Davidson County, Tennessee, being the northerly 6 feet of the easterly 106 feet of Lot No. 38 and the southerly 42 feet of the easterly 106 feet of Lot No. 37 on the Owens Plan of Buena Vista, of record in Book 57, Page 26 and 27, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 48 feet on the westerly side of 14th Avenue North and extends back between parallel lines 106 feet to an alley.

TRACT II:
2023 10th Avenue, North
Nashville, TN 37208
Map/Parcel #081 03 0 291.00

BEING part of the Lot No. 12 on the Plan of Owens Buena Vista Lots, of record in Book 15 Pages 10 and 11, Register's Office for said County, as follows:

SAID part of said lot is described as follows: Beginning at a point, the southwest corner of Cass Street and 10th Avenue, North; thence with the southerly margin of Cass Street westerly 128.1 feet to an alley in the rear; thence with the easterly margin of said alley southerly 61 feet; thence easterly 128.1 feet, more or less, to a point in the westerly margin of 10th Avenue North, 60 feet from Cass Street; thence along the westerly margin of 10th Avenue, North, 60 feet to the point of beginning.

TRACT III:
2022 10th Avenue, North
Nashville, TN 37208
Map/Parcel #081 03 0 292.00

LAND in Davidson County, Tennessee, being Lot No. 31 in Owen's Subdivision of Lot 11 in Owen's Buena Vista Plan of Lots in the 13th Civil District (now in the Second Ward of the City of Nashville) a plan of which subdivision is recorded in the Register's Office in Book No. 57, Page 26, and is specially referred to for description.

SAID Lot fronts about 65 feet on the east side of Crooked Street (now 10th Avenue North) and extends back between parallel lines and with the south side of Cass Street, 129 feet, more or less, to the line of Lot No. 30.

TRACT IV:
2020 B 10th Avenue, North
Nashville, TN 37208
Tax Map/Parcel #081 03 0 293.00

BEING part of Lot No. 32 on the Plan of Owen's Plan of Buena Vista Lots, of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Holt's 2 acre lot on the east side of Crooked Street, and running northwardly along Crooked Street 50 feet to a stake; thence easterly

and parallel to Holt's line 129 feet to a alley; thence eastwardly along said alley 50 feet to Holt's line; thence westerly with Holt's line 129 feet to the beginning, it being property now known as 2020 10th Avenue, North in the city of Nashville.

ALL TRACTS BEING the same property vesting in Charles Larry Beard and Robert Lee Beard pursuant to the terms and provisions of the Last Will & Testament of Edith B. Stuart, deceased, as evidenced by Affidavit of Inheritance of record as Instrument #20160804-0080969, Register's Office for Davidson County, Tennessee.

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

AND now, I, the said **Darrmita Henry, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey jointly unto **CHARLES LARRY BEARD** and **ROBERT LEE BEARD**, with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 4th day of August, 2016.

Charles Larry Beard
CHARLES LARRY BEARD

Robert Lee Beard
ROBERT LEE BEARD

Darrmita Henry
Darrmita Henry, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 4th day of August, 2016, before me personally appeared **CHARLES LARRY BEARD** and **ROBERT LEE BEARD**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Monica D. Edwards My Commission Expires: 07/03/2017
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 4th day of August, 2016, before me personally appeared **DARRMITA HENRY, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

Monica D. Edwards My Commission Expires: 07/03/2017
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Robert Lee Beard
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 4th day of August, 2016.

Monica D. Edwards My Commission Expires: 07/03/2017
NOTARY PUBLIC