THIS INSTRUMENT PREPARED BY: **Jennifer Hart** **163 Kenner Drive** **Nashville, TN**	**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**

BILL GARRETT, Davidson County
Trans:T20160091495 DEEDQC
Recvd: 10/17/16 14:50 2 pgs
Fees:12.00 Taxes:0.00
20161017-0109621

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me this 13 day of October, 2016

Notary Public

My Commission Expires: 03-06-2018

MEGAN MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenifer Hart and Jace Beasley 163 Kenner Avenue, Nashville, TN 37205	SAME	11604002100

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jennifer Nicole Hart,** by these presents does hereby quitclaim and convey unto **Jennifer Nicole Hart and Husband, Jace Everett Beasley,** their heirs and/or assigns, all their right, title and interest in and to the following described tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 65 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100.
>
> Said northerly half of Lot 65 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to the east side of Kenner Avenue, and runs between parallel lines 200 feet to the east line of Lot No. 102.
>
> Being the same property conveyed to Jennifer Nicole Hart, Unmarried by Warranty Deed from Harold M. Perry and Joan Everitt Perry, dated April 30, 2012 and filed on May 2, 2012, Register's Office of Davidson County, Tennessee.

This improved property is known as: 163 Kenner Avenue, Nashville, TN 37205

This instrument is being executed to create Tenancy by the Entirety

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

IN WITNESS WHEREOF, the undersigned has executed this instrument 12 day of October, 2016.

Grantor:

Jennifer Nicole Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jennifer Nicole Hart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 12 day of October, 2016.

Notary Public

MEGAN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03-06-2018