PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160106069 DEEDQC
Recvd: 12/02/16 10:31 2 pgs
Fees:12.00 Taxes:0.00
20161202-0126537

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, I, Angeline R. Beard, does this day bargain, sell, release, remise, quitclaim and convey unto Angeline Beard-Mimms, a married woman, all my right title and interests in and to that certain parcel of real estate located in Wilson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 4, on the Plan of Matthews Square of record in Book 6250, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angeline R. Beard, by Special Warranty Deed from Nashville Area Habitat for Habitat for Humanity, Inc., a Tennessee nonprofit corporation dated October 27, 2000, of record in Instrument Number 200012007-0120677, of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2666 Old Matthews Road, Nashville, TN 37207.

IN TESTAMONY WHEREOF, I have hereunto set my hand and seal this 29th day of October, 2016.

Angeline R Beard

Angeline R. Beard

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Angeline R. Beard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of October, 2016.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rebecca E Beard
Affiant

Subscribed and sworn to before me this 29th day of October, 2016.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Map & Parcel No.: 060 13 0 171.00

Name and address of new owner:
Send tax bills to:
Angeline Beard-Mimms
2666 Old Matthews Road
Nashville, TN 37207