This Instrument Prepared From
Information from the Parties By:
Racquel Peebles, Attorney
313 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-GROUP-PARCEL
Steven W. Ryan Estate 409 Morton Street Smyrna, TN 37167	Same	108 030 154.00

BILL GARRETT, Davidson County
Trans:T20170013082 DEEDQC
Recvd: 02/13/17 13:14 2 pgs
Fees:12.00 Taxes:0.00
20170213-0014838

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration:

We, the undersigned, **Connie V. Beard** (formerly known as **Connie E. Ryan**) and husband, **William H. Beard** ("GRANTORS"), hereby quitclaim unto the **Estate of Steven W. Ryan, by and through Jason Gillespie, Executor**, its successors and assigns ("GRANTEE") forever all of our right, title and interest in and to the one-half undivided interest held in that certain tract or parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 119B on the Plan of Zone Lot Division, Section Six, Patio Villa, as of record in Plat Book 6250, page 489, amended in Book 6250, pages 570 and 571, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Steven W. Ryan and wife, Connie E. Ryan by Warranty Deed from The Price Company, Inc., dated August 18, 1986, recorded in Book 6955, Page 351 of the Register's Office of Davidson County, Tennessee.
>
> Steven W. Ryan and Connie E. Ryan (now known as Connie V. Beard) thereafter were divorced. The Final Decree of Divorce was entered on May 24, 1999, and this quitclaim deed is executed by Connie E. Ryan to relinquish any rights in her one-half (1/2) undivided interest including marital rights. Connie E. Ryan, has since remarried, and her legal name is Connie V. Beard. Her husband, William V. Beard, joins in signing this Deed for the sole purpose of relinquishing any marital rights whatsoever in the above described property. The person of Connie E. (Elaine) Ryan and Connie V. (Vaught) Ryan and Connie V. Beard are one and the same.
>
> Moreover, Steven W. Ryan died testate on August 24, 2016. For further reference see the probate records for Rutherford County, Tennessee.

This conveyance is made subject to (1) Current year's taxes; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and, all applicable government and zoning regulations.

This is improved property known as 900 Waggoner Court East, Nashville.

IN WITNESS whereof, we have set our signature this the 10th day of February, 2017.

Connie E. Beard

CONNIE E. BEARD

William H. Beard

WILLIAM H. BEARD

STATE OF TENNESSEE)
ss.
COUNTY OFRUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **CONNIE V. BEARD and husband, WILLIAM H. BEARD**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS my hand and seal this the 10th day of February, 2017.

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Debbie Hofbauer

Notary Public

My commission expires: 8-16-2020

I hereby swear or affirm that the actual consideration given for this conveyance is $0.00.

Affiant

Sworn to and subscribed before me this the 10th day of February, 2017.

Debbie Hofbauer STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Debbie Hofbauer

Notary Public

My commission expires: 8-16-2020