BILL GARRETT, Davidson County
Trans:T20170056743 DEEDQC
Recvd: 07/03/17 12:42 3 pgs
Fees:18.00 Taxes:41.11
20170703-0066782

This Instrument Prepared by and Return to:
Mark A. Fulks
Baker, Donelson, Bearman,
Caldwell & Berkowitz, P.C.
100 Med Tech Parkway, Suite 200
Johnson City, Tennessee 37604

Tax Map Information:
71-2-30

QUITCLAIM DEED

This Instrument is made and entered into this 16th day of June, 2017, by and between BELINDA MITCHELL, in her capacity as Conseravtor for Mark Carson ("Grantor"), and JACKSON BEARD ("Grantee").

WHEREAS, Mark Carson is the owner of a Life Estate and a one-eighteenth interest of the remainder in certain Real Property; and whereas Mark Carson is subject to a conservatorship established in the Probate Division of the Circuit Court of Davidson County, Tennessee, Docket No. 05P1779; and whereas Belinda Mitchell is the court-appointed Conservator for Mark Carson (Exhibit A); and whereas Belinda Mitchell has requested and received permission from the Probate Division of the Circuit Court for Davidson County, Tennessee, to sell Mark Carson's interest in the Real Property to Jackson Beard; and whereas the Circuit Court's order was filed on the 26 day of May, 2017, granting Belinda Mitchell authority to sell, transfer, and convey Mark Carson's ownership interest in the Real Property (Exhibit B);

NOW, THEREFORE, for the consideration hearinafter stated, Grantor sells, bargains, transfers, conveys, and quitclaims to Grantee, his successors and assigns all of Grantor's right, title, and interest, being a Life Estate and a one-eighteenth (1/18th) interest in the remainder, in and to the Real Property, an improved lot commonly known as 1248 N. Avondale Circle, Nashville, Tennessee 37207, and more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of E. C. Scruggs, First Avondale, as of record in Book 161, page 13, in the Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the south side of Greenwood Avenue and extends back between parallel lines 149 feet to an alley.

Being the same property conveyed from J. T. Sircy, Trustee, to E. A. Sircy by deed as of record in Book 4085, Page 271, in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed from E. A. Sircy and wife, Mintye Sircy, to Arthur L. Lepley and wife, Sara B. Lepley, by deed of record in Book 4123, Page 339, in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed from Arthur L. Lepley and wife, Sara B. Lepley, to William Beard by deed of record in Book 5832, Page 690, in the Register's Office for Davidson County, Tennessee; and

Being the same property conveyed from William Beard to Arthur L. Lepley and wife, Sara B. Lepley, by quitclaim deed of record in Book 8184, Page 369, in the Register's Office for said County; and

Being the same property that was the subject of a Petition for Muniment of Title filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, filed in the matter of the Probate of Last Will and Testament of Arthur L. Lepley, Deceased, No. 14P139, which petition was resolved by order of said Court filed on January 30, 2014.

TO HAVE AND TO HOLD together with all rights, privileges, and appurtenances thereunto belonging unto Grantee, her heirs and assigns.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first above written.

Belinda Mitchell

Belinda Mitchell, in her capacity
as conservator for Mark Shannon Carson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Belinda Mitchell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of June, 2017.

Notary Public My Commission Expires 11/07/2020

CLAY SLINKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4820-3264-3912 v1

2860000-003522 05/08/2017

My Commission Expires: 11/03/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $11,111.11.

Belinda Mitchell

Belinda Mitchell, in her capacity as
conservator for Mark Shannon Carson

Sworn to and subscribed before me
this 16th day of June, 2017.

Clay Slinkard

Notary Public
Commission Expires: 11/03/2020

CLAY SLINKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner: Jackson Beard
Property Address: 1248 N. Avondale Circle, Nashville, Tennessee 37207

Responsible Taxpayer: Jackson Beard
Taypayer's Address: 1248 N. Avondale Circle, Nashville, Tennessee 37207

Tax Map Information: 71-2-30

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. UNLESS A SEPARATE TITLE OPINION HAS BEEN FURNISHED TO THE GRANTEE(S), THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE AND THEN ONLY TO THE EXTENT AS SET FORTH IN THE TITLE OPINION. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE.