Bill Garrett Davidson County
Batch# 38873 DEEDQC
12/18/2017 02:43:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128760

Prepared By:
Barbara J. Beard
917 Boscobel Street
Nashville, TN 37206

QUITCLAIM DEED

Map parcel number 71-2-30

Grantors: Michael Dewayne Carson
1386-A Campbell Road
Goodlettsville, TN 37072

Grantee: Jackson Beard
917 Boscobel Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Jackson Beard, Affiant
Subscribed and sworn before me this the
18 Day of December, 2017.
Brandi Weiss, Deputy Register

THIS QUITCLAIM, made in and entered into this 26 day of June, 2017 by and between Michael Dewayne Carson, hereinafter called Grantors, and Jackson Beard, hereinafter called Grantee.

WITNESSETH NOW, THEREFORE, for consideration hereinafter stated, Grantors sells, bargains, transfers, conveys, and quitclaims , remise, and release and assigns all of Grantor's rights, title and interest to Grantee, to following described Real Property, to wit:

One-eighteenth (1/18) share, of property that was the subject of a Petition for Muniment of Title filed in the Seventh Circuit Court for Davidson Country, 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, No. 20140130-0008460. Being real property described as follows:

Land in Davidson Country, Tennessee, being Lot No. 36 on the Plan of E. C. Scruggs, First Avondale, as of record 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 and alley.

Being the same property conveyed to Arthur L. Lepley and wife Sara B. Lepley by quitclaim deed of record in Book 8184, Page 369, See also No. 20140130-0008460, in the Register's Office for said County; and

Being same property conveyed from William Beard one-Ninth (1/9) share to Donald Beard by quitclaim deed of record No. 20151030-0110747, in the Register's Office for said County.

This is improved property known as 1248 N. Avondale Circle, Nashville, Tennessee 37207.

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

J.B.

THE CONSIDERATION for this conveyance is one dollar ($1.00) and other goods and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

Grantor:

JULIE CRAGUE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Michael Dewayne Carson
1386-A Campbell Road
Goodlettsville, TN 37072

STATE OF TENNESSEE COUNTY OF DAVIDSON

On This 26 day of June, 2017, before me appeared Michael Dewayne Carson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in authorized capacity, and that by his signature he executed this instrument.

WITNESS my hand and official seal.

Notary Public
Commission Expires: 10/23/19

Affiant ____ Known ____ Produced ID Type of ID Tennessee Drivers License

Property Owner:	Jackson Beard
Property Address:	1248 N Avondale Circle, Nashville, TN 37207
Responsible Taxpayer:	Jackson Beard
Taxpayer's Address:	917 Boscobel Street, Nashville, TN 37206

Tax Map Information: 71-2-30