Bill Garrett Davidson County
Batch# 38873 DEEDQC
12/18/2017 02:43:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128765

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

Map parcel number 71-2-30

QUITCLAIM DEED

Grantors: Patricia Jenkins
2997 Greenhill Drive
Centerville, TN 37033

Donald Beard
917 Boscobel Street
Nashville, TN 37206

Arthur Ray Lepley
C/o Patricia Jenkins
Centerville, TN 37033

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
14 Day of December, 2017.
Brandi Weis Deputy Register

Grantee: Jackson Beard
917 Boscobel Street
Nashville, TN 37206

Owner/Tax: Jackson Beard
917 Boscobel Street
Nashville, TN 37206

THIS QUITCLAIM DEED, is made into and entered into this 30 day of June, 2017 by and between Patricia Jenkins, Donald Beard and Arthur Ray Lepley, 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:

Grantor Patricia Jenkins one-ninth (1/9) share, Grantor Donald Beard one-ninth (1/9) share and Grantor Arthur Ray Lepley one-ninth (1/9) share in the Real Property. Being the same 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, #20140130.0008460; and

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

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 an alley.

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, see also No. 20140130-0008460 in the Register's Office for said County.

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

An improved lot commonly known as 1248 N. Avondale Circle, Nashville, Tennessee 37207.

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.

Patricia Jenkins
2997 Greenhill Drive
Centerville, TN 37033

JULIE CRAGUE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Arthur Ray Lepley
C/O 2997 Greenhill Drive
Centerville, TN 37033

JULIE CRAGUE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Donald Beard
917 Boscobel Street
Nashville, TN 37206

JULIE CRAGUE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

On This 30 day of June, 2017, before me appeared Patricia Jenkins, Donald Beard, and Arthur Ray Lepley personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in authorized capacity, and that by their signature they executed this instrument.

WITNESS my hand and official seal.

Notary Public
Commission Expires: 10/23/19
Affiant ____ Known ____ Produced ID Type of ID TN Drivers Licenses