This Instrument prepared by:
George T. Davis, Esq.
6307 Ramsgate Court
Brentwood, TN 37027
615-498-1014

The following information is not a part of this Deed:
Owner's Name: George Beard
Property Address:
658 Harding Place, Nashville, TN 37211
Mail Tax Bills to:
658 Harding Place, Nashville, TN 37211

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that GRANTOR on this the 19 day of December, 2017, for and in consideration of the sum of One Dollar ($1.00) the receipt whereof is hereby acknowledged, does hereby quitclaim and convey unto George Walker Beard, unmarried, their successors and assigns all her right, title, claim and interest in and to the following described real estate in Davidson County, Tennessee, to-wit:

BEING Lot No. 478 on the Plan of Caldwell Hall, Sections VI, as of record in Book 2900, Page 148, Register's Office for Davidson County, TN

Said Lot No. 478 fronts on the north side of Harding Place, runs back 195.3 feet on the west line and 205.2 feet on the east line, to a deed line in the rear on which it measures 80.7 feet.

BEING the same property conveyed on October 25, 2003 to Sherry Lea Lawrence by Quitclaim deed from George Edward Martin of record, instrument number 2003118-0167967, Register Office for Davidson County, TN, recorded on November 18, 2003.

THIS IS IMPRVOED PROPERTY KNOWN AS 658 Harding Place, Nashville, Davidson County, Tennessee.

The said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 19 day of December, 2017.

Sherry Lea Lawrence
GRANTOR

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Rutherford }

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared GRANTOR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19 day of December, 2017.

Notary Public

My commission expires:
10/21/2018

JAMES SCHEELE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
George Beard, Affiant
Subscribed and sworn before me this the
19 Day of Dec., 2017
D. Goodman, Deputy Register

Bill Garrett Davidson County
Batch# 39474 DEEDQC
12/19/2017 01:00:12 PM 1 pg
Fees: $12.00 Taxes: $0.00

20171219-0129234