Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.
Marcus C. Beard and Tracy P. Beard, Husband & Wife 500B Falls Blvd., Apt. 2231 Quincy, MA 02169	Same as New Owner	163160a167.00

Bill Garrett Davidson County
Batch# 47310 DEEDQC
01/16/2018 08:13:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180116-0004010

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Marcus C. Beard** (Grantor) by these presents do hereby quitclaim and convey unto **Marcus C. Beard and Tracy P. Beard, Husband and Wife ,** (Grantees) their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 305 on the Final Plat of Phase 3-A, Provincetown of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marcus C. Beard, an unmarried man, from Centex Homes, a Nevada General Partnership by Warranty Deed dated January 23, 2007 of record in Instrument No. 20070126-0010879, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5949 Monroe Crossing, Antioch, TN 37013

SAID PROPERTY is conveyed subject to such limitations, encumbrances, restrictions, easements, etc. as may affect the premises, including, but not limited to notes, easements, building setback lines, etc., as may be set forth on the Final Plat of Phase 3-A, Provincetown of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 10th day of January, 2018.

Marcus C. Beard

Marcus C. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named **Marcus C. Beard**, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 10th day of January, 2018.

My commission expires: 11-5-19

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ None

Marcus Beard

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 10th DAY OF January, 2018.

Sandy Balent

Notary Public
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY