THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 61531 DEEDQC
02/22/2018 10:41:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180222-0016851

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 12 day of January, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

My Commission Expires:

NOTARY PUBLIC

Address New Owners as Follows:
Marie D. Beerman, Co-Trustee
Maria L. Urtubees, Co-Trustee
3528 Hoggett Ford Road
Hermitage, TN 37076

Send Tax Bills To:
SAME

Map-Parcel:
44-11-10

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mari D. Beerman and Maria L. Urtubees,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Marie D. Beerman and Maria L. Urtubees, Co-Trustees of The Beerbees Trust,** Grantee. Said property conveyed herein is described as follows:

Land lying in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded survey and plat prepared by W. W. Turner Company, Engineers, of Nashville, Tennessee, said plat being dated November 12, 1951, more particularly described as follows: STARTING with a concrete monument at the east end of the return at the northeast corner of the intersection of the Old Hickory Boulevard and Donelson Avenue, and running thence around a curve to the right, said curve having a radius of 75 feet, for a distance of 70.2 feet to an iron pin at the northwest end of the return and running thence N 35 degrees 33' W along the easterly margin of Old Hickory Boulevard a distance of 180.5 feet to an iron pin located in the southwest corner of the tract herein described, and being the beginning point and running thence the following courses and distances: Continuing along the easterly margin of Old Hickory Boulevard N 35 degrees 33' W 92 feet to a point, being the southwest corner of the property conveyed to Raymond M. Behel and wife, by deed of record in Book 3158, Page 586, Register's Office for said County; thence N 54 degrees 27' E 130 feet to a point, being the southeast corner of said Behel property; thence S 35 degrees 33' E 92 feet to an iron pin; thence S 54 degrees 27' W 130 feet to an iron pin and the point of beginning.

Being the same property conveyed to Mari D. Beerman, unmarried and Maria L. Urtubees, unmarried, by Warranty Deed from Robert H. Vaughn, unmarried, of record in Book 10313, Page 942, dated December 31, 1996, Register's Office for Davidson County, Tennessee.

This property is known as: **521 Old Hickory Blvd., Nashville, TN 37138**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 11th day of January, 2018.

Mari D. Beerman aka Marie D. Beerman

Maria L. Urtubees

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Marie D. Beerman**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 11 day of January, 2018.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Maria L. Urtubees**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 11 day of January, 2018.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 12, 2021