THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

580 Franklin Road, Suite 203

Franklin, Tennessee 37069

Bill Garrett Davidson County
Batch# 107462 DEEDQC
06/22/2018 11:04:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180622-0060394

Address New Owner(s)
Jessica L. Hart
5048 Suter Drive
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
147 10 0 042.00

THIS QUITCLAIM DEED WAS PREPARED WITH INFRMATION PROVIDED BY PARTIES. NO TITLE SEARCH WAS PREFORMED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **NATHAN BEAVER, A SINGLE PERSON,** ("Grantor") does hereby quitclaim and convey unto **JESSICA L. HART, A SINGLE PERSON,** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, being Lot No. 287 on the Plan of Caldwell Country Estates (incorrectly referenced to as Caldwell County Estates in prior deed of record), Section Five, of record in Plat Book 3330, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica L. Hart, a single person, and Nathan Beaver, a single person, by Warranty Deed from Jesse Shaver and Kelly Shaver, husband and wife, and Emily Walker and Aaron Lael Walker, wife and husband, dated March 15, 2011, recorded March 17, 2011, of record in Instrument No. 20110317-0020941, Register's Office for Davison County, Tennessee.

This is improved property known as **5048 Suter Drive, Nashville, Tennessee 37211**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 **day of** June, 2018.

Nathan Beaver
NATHAN BEAVER

STATE OF TENNESSEE
COUNTY OF Davidson

On the 21 day of June, 2018, before me the undersigned Notary Public of the State and County, appeared Nathan Beaver, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 21 day of June, 2018.

My Commission Expires: 09-07-2018

Stephanie M Kingsley
NOTARY PUBLIC

STEPHANIE M KINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is **$1**.

AFFIANT

Subscribed and sworn to before me, this 22 **day of** June, 2018.

NOTARY PUBLIC

My Commission Expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19