QUITCLAIM DEED

L-QCD-18-1324

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judy Minchey	**NEW OWNER**	
(NAME) **1736 Autumn Ridge Drive**	Bill Garrett Davidson County Batch# 135465 **DEEDQC** 08/31/2018 09:40:31 AM 5 pgs Fees: $27.00 Taxes: $0.00 20180831-0086473	**12002011700**
(ADDRESS) **Nashville, TN 37207**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHNNY A. BEALS AND JAMES C. BEALS, JR. AND JUDY LEE MINCHEY AND JOSEPH GLEN BEALS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDY LEE MINCHEY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 61 on the map of Stardust Acres, as of record in Book 424, Page 92, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 61 fronts 60 feet on the northerly side of Mars Drive and runs back between parallel lines, 170 feet to a bead line.

Being the same property conveyed to Curtis Randall Beals and wife, Myrtle M. Beals by Warranty Deed from Mary Ryan Funte and husband, Earhard Funte dated August 9th, 1955 and recorded August 10th, 1955 in the Register's Office of Davidson County, Tennessee.

The said Myrtle M. Beals died February 2nd, 2000 leaving Curtis Randall Beals as surviving tenant by the entirety.

The said Curtis Randall Beals died February 5th, 2002, devising the subject property to his adult children Johnny A. Beals, James C. Beals, Judy Lee Minchey, and Joseph Glen Beals as evidenced in Case No. 02P647 of the Probate Division of the Seventh Circuit Court of Davidson County.

The said James C. Beals died intestate on March 10, 2009 leaving his spouse Kathy Susan Beals and his son James C. Beals as his true heirs at law, as evidenced in affidavit of heirship(s) recorded simulateously herewith.

The said Kathy Susan Beals died October 6th, 2009 devising her interest in said property to her son, James C. Beals, Jr., as evidenced in Probate Case No. P-1904, Cheatham County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved property known as: 1324 Mars Drive, Nashville, Tennessee 37217.

Witness my/our hand(s) this thee 20 day of August, 2018.

Judy Lee Minchey

Judy Lee Minchey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY LEE MINCHEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August 2018.

Notary Public
My Commission Expires: 03-08-2022
(SEAL)

CHA TORIA C KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 3 day of August, 2018.

Johnny A. Beals

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY A. BEALS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August 2018.

Notary Public
My Commission Expires: 7/17/21
(SEAL)

JAMES S LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

Witness my/our hand(s) this the 7th day of August, 2018.

James C. Beals, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES C. BEALS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of Aug. 2018

Notary Public
My Commission Expires: July 6, 2020
(SEAL)

PATRICK MOSSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this the 9 day of August, 2018.

Joseph Glen Beals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH GLEN BEALS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August 2018.

Notary Public
My Commission Expires: 7/17/21
(SEAL)

JAMES S LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212
Phone: 615-383-2903