Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 205642 DEEDQC
03/14/2019 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190314-0023313

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me me this 12 day of March, 2019.

Notary

Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

QUIT CLAIM DEED

OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Mark Scott Beaster, etux		
6456 Holt Road	**NEW OWNER**	**181-00-089.00**
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **MARK S BEASTER AND WIFE, ROSE-MARIE BEASTER,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **MARK SCOTT BEASTER AND WIFE, ROSE-MARIE BEASTER, TO CREATE A TENANCY BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Jesse E. Walker, dated June, 1986, License No. 1496, whose address is 492 Saddle Drive, Nashville, TN 37221, as follows: Beginning at a point at the intersection of the North margin of hold Road and the West margin of Nolensville Pike, also known as U.S. Highway 41A, thence along the north margin of Holt Road, 800 feet more or less in a westerly direction to an iron pin, said iron pin being the point of beginning herein; thence with the North margin of Holt Road, S. 89 degrees 56 minutes 52 seconds W., a distance of 352.05 feet to an iron pin, being the southwesterly corner of this tract and the southeasterly corner of the Charles L. White, et ux property of record in Book 6884, page 952, said Register's Office; thence in northerly direction, N. 6 degrees 33 minutes 46 seconds W. 304.45 feet to an iron pin; thence N. 49 degrees 14 minutes 59 seconds E. 103.01 feet to an iron pin; thence S. 35 degrees 38 minutes 24 seconds E. 247.38 feet to an iron pin; thence S. 30 degrees 44 minutes 26

seconds W. 15.84 feet; thence S. 59 degrees 15 minutes 34 seconds E. 131.02 feet to the point of beginnings.

Being the same property conveyed to Mark S Beaster, married, by Warranty Deed from Larry D. Lay II and wife, Penny S. Lay, dated December 2, 1996, and recorded December 9, 1996, in Book 10284, Page 865, Register's Office for Davidson County, Tennessee. The said Mark S Beaster and Rose-marie Beaster having since married.

The said Mark S. Beaster and Mark Scott Beaster are one and the same person.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 6456 Holt Road, Nashville, TN 37211

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of March, 2019

MARK S BEASTER

Rose-marie Beaster

ROSE-MARIE BEASTER

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Mark Scott Beaster, aka Mark S Beaster, and wife, Rose-marie Beaster** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Brentwood (city), TN (state), this 12 day of March, 2019.

Notary Public

Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY