Prepared by: + Return to:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 216766 DEEDQC
04/12/2019 09:49:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190412-0033516

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Sharon Lynn Bell 5844 Beauregard Drive Nashville, TN 37215	New Owner	145-6-59

For and in consideration of the sum of $10.00 cash in hand paid, **Fred E. Zimmerman,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Sharon Lynn Bell,** all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, Page 255, Register's Office for said County.

Said Lot No. 34 front 187.0 feet on the northerly side of Beauregard Drive and extends back 327 feet on the westerly line and 330.3 feet on the easterly line to a broken line measuring 191.70 feet thereon.

Being the same property conveyed to Fred E. Zimmerman, an unmarried person by deed dated August 30, 1989, from Neil E. Green and Wife, Lesley N. Green of record in Book 7927, Page 722, Register's Office for Davidson County, Tennessee.

Said Grantor married Sharon Lynn Bell after the conveyance at Book 7927, Page 722, Register's Office for Davidson County, Tennessee. This quitclaim deed was recorded pursuant to Final Decree Divorce, Case No. 17D-2002, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

This is improved property known as **5844 Beauregard Drive, Nashville, TN 37215.**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand(s) this 2 day of April, 2019.

GRANTOR:

Fred E. Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Fred E. Zimmerman** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO