This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Karen Beard
2043 Crencor Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 277310 DEEDQC
08/28/2019 12:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190828-0086855

MORTGAGEE:
Southern Bank of Tennessee
675 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP 08112009500

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Karen Beard**, a single woman hereinafter called the "Grantor", bargained and sold , and by these presents, transfer and convey all right, title and interest that she may have in and to the following described real property unto **Karen Beard, a single woman, and Joseph Spicer, a married man, each owning a ½ undivided interest as tenants in common**, 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:

Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of McGavock's Town, North Nashville, of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan referee is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Beard, a single woman, by deed dated January 17, 2019 from Patrice Clark, a married woman, and Theo Garner, Jr., a married man, of record in Instrument No. 201901230006734 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is improved property known as 1615 Arthur Avenue, Nashville, Tennessee 37208.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including

improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Wherever 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 the 16 day of August 2019.

Karen Beard

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen Beard**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 16 day of August, 2019.

SHAWN C. GLOVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
MyCommissionExpires:

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 16 day of August, 2019.

NOTARY PUBLIC
My Commission Expires:

SHAWN C. GLOVER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson
On this 28 day of August, 2019, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021