ADDRESS NEW OWNER:	{SEND TAX BILL TO:	} MAP-PARCEL NOS}
{Estella A. Beard	{	}
{	{ New Owner	} Map 91-7
{2204 24th Avenue North	{	}
{Nashville, TN 37208	{	}
{	{	} Parcel 60 359
{	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner {Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished {by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Rosa Simmons, (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Estella A. Beard, (hereinafter referred to as the "Grantee") all of her interest in the following described parcels of real estate located in Davidson County, Tennessee. The legal descriptions of the Property is incorporated herein by this reference:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Cephus Woodard Subdivision of Lots 5 and 6, Woodard Property, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Willard G. Aiden, Jr. by Installment Deed from Minnie C. Bubis, dated August 5, 1964, of record in Book No. 3799, page 99, Register's Office Davidson County, Tennessee. Willard Aiden having died intestate and Rosa Simmons being an heir at law.

This is improved real property commonly known as 1818 12th Avenue North, Nashville, TN 37208.

(STATE OF ~~TENNESSEE~~ KANSAS)
(COUNTY OF JOHNSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1.00.
(
(

Karen Johnson Davidson County
Batch# 289879 DEEDQC
09/23/2019 02:42:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190923-0096495

Gerard M Simmons
POA FOR ROSA SIMMONS

(GIRARD M SIMMONS
(Affiant)
(Subscribed and sworn to before me)
(this 30th day of August, 2019.)
( )
( )
(Notary Public)
(My Commission Expires: 03.04.2023)
(_____)

NOTARY PUBLIC - State of Kansas
QEFSERE RUGOVA
My Appt. Expires 03.04.2023

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30th day of August 2019.

Girard M Simmons POA FOR
ROSA SIMMONS ROSA SIMMONS

STATE OF KANSAS)
COUNTY OF JOHNSON)

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

WITNESS my hand and official seal at Overland Park, KANSAS, on this 30th day of August, 2019.

NOTARY PUBLIC - State of Kansas
QEFSERE RUGOVA
My Appt. Expires 03.04.2023

My Commission Expires: _____

Notary Public