ADDRESS NEW OWNER:	{SEND TAX BILL TO:	} MAP-PARCEL NOS}
{Estella A. Beard	{	}
{	{ New Owner	} Map 81-7
{2204 24th Avenue North	{	}
{Nashville, TN 37208	{	}
{	{	} Parcel 00 359
{	{	}
{	{	}

{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, Poinsetta Anthony, (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 Poinsetta Anthony being an heir at law.
>
> This is improved real property commonly known as 1818 12th Avenue North, Nashville, TN 37208.

Karen Johnson Davidson County
Batch# 289883 DEEDQC
09/23/2019 02:45:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20190923-0096499

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

Poinsetta Anthony)

(Affiant)
(Subscribed and sworn to before me)
(this 9th day of September, 2019.)
( )
( )
(Notary Public)
(My Commission Expires: 6/27/23)
(_____)

BRITTANI L THORNTON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

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 9TH day of September 2019.

Poinsetta Anthony
POINSETTA ANTHONY

STATE OF TN)
COUNTY OF KNOX)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Poinsetta Anthony, 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 Knoxville, Tennessee, this 9th day of September, 2019.

Brittani L Thornton
Notary Public

My Commission Expires: 6/27/23

BRITTANI L THORNTON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY