Karen Johnson Davidson Coui
Batch# 318179 DEEDQC
11/21/2019 01:10:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191121-0120404

This Instrument Prepared by:

J. KASEY TALBOTT, Attorney at Law
Gateway Title Services, LLC
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

LORI RUSSELL
611 GAILWOOD LN
NASHVILLE, TN 37214

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC NOR ANY OF ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 96-11; Parcel No. 118

THIS INSTRUMENT made and entered into on this the 5 day of November, 2019, by and between **CAROL J. BEASLEY, unmarried, and JERRY W. BEASLEY, married,** ("Grantor") and **LORI RUSSELL** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to wit:

> LAND located in Davidson County, Tennessee, and being all of Lot No. 594 on the Map of Cloverhill Subdivision, Section VIII, according to plat and survey of same appearing of record in Book 2331, pages 10 and 11, in the Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the east margin of Gailwood Lane at the corner of Lots No. 594 and 595; thence with the line between said lots easterly 221.7 feet to a point; thence northerly 204.5 feet to the south margin of a 50 foot unnamed street; thence with the margin of said street westerly 175 feet to the beginning of a curve; thence around said curve southwesterly 32.36 feet to the easterly margin of Gailwood Lane; thence with the margin of said Lane, southerly 145 feet to the point of beginning.

BEING the same property conveyed to James W. Beasley and wife, Carol J. Beasley, by Warranty Deed from Reynold Bubis and Alan Bubis, dated August 9, 1955, of record in Book 2445, Page 171, in the Register's Office for Davidson County, Tennessee. The said James W. Beasley died on November 2, 2006, leaving his wife, the said Carol J. Beasley, the owner in fee simple as surviving tenant by the entirety, their marriage being continuous up to the time of his death. Further conveyed by Quitclaim Deed with Reservation of Life Estate in Grantor, of record in Instrument Number 20101014-0082378, CAROL J. BEASLEY, unmarried, to JERRY W. BEASLEY, married.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 611 Gailwood Lane, Nashville, TN 37214.

Said property was never a primary residence for Jerry W. Beasley and Carol J. Beasley conveys any interest she has from her Life Estate.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 5 day of November, 2019.

Carol J. Beasley
CAROL J. BEASLEY

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Carol J. Beasley, 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 instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 5 day of November, 2019.

ANNA LISA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 10-6-22

JERRY W. BEASLEY

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry W. Beasley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 5 day of November, 2019.

Notary Public

ARNA LISA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 10-16-22

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 11th day of November, 2019.

Notary Public

My Commission Expires: May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

File No. GM190-163