Karen Johnson Davidson County
Batch# 324935 DEEDQC
12/04/2019 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191204-0125288

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| James M. Beuerlein Jr.<br>528 Bonerwood Court<br>Nashville, TN 37211 | New Owner | 147-10-0-208.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alissa M. Beuerlein, a Married Woman,** by these presents do hereby quitclaim and convey unto **James M. Beuerlein, Jr., a Married Man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Two, Parkview Estates of record in Plat Book 3700, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Elizabeth M. Baldwin, an unmarried woman and Susan H. Bailey, a married woman by Warranty deed from Katherine C. LaDage, married of record in Instrument No. 20150205-0010928 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 05, 2015.**

**Being the same property conveyed to James M. Beuerlein, Jr. and Alissa M. Beuerlein, husband and wife by Warranty deed from Elizabeth M. Baldwin, an unmarried woman and Susan H. Bailey, a married woman of record in Instrument No. 20180904-0087022 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 04, 2018.**

**This is improved property also known as 528 Bonerwood Court, Nashville, TN 37211**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
27th day of November 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 202

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of November, 2019.

Alissa M. Beuerlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alissa M. Beuerlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of November, 2019.

Notary Public



# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022