Karen Johnson Davidson County
Batch# 350185 DEEDQC
01/29/2020 11:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200129-0010598

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Bessire II and Joan Bessire	**Same**	
(NAME) **6504 Upton Lane**	(NAME)	**10207006400**
(ADDRESS) **Nashville, Tennessee 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOAN BESSIRE ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MICHAEL BESSIRE II AND JOAN BESSIRE AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHEASTERLY MARGIN OF UPTON LANE AT THE COMMON CORNERS OF REDEFINED LOT NOS. 1 AND 2, SAID LOTS BEING FURTHER DESCRIBED ON A FINAL SUBDIVISION PLAT ENTITLED LOT 2, CHARLOTTE PARK, SECTION 26, LOT 1, BEACON SQUARE, SECTION 1, AS PREPARED BY DANIELS & ASSOCIATES, PUBLIC LAND SURVEYORS, DATED AUGUST 30, 1999, OF RECORD IN PLAT BOOK 11700, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE, NORTH 56 DEG 42 MIN 19 SEC EAST 99.85 FEET TO AN EXISTING CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING FOR THE REAL PROPERTY HEREIN DESCRIBED;

THENCE, NORTH 07 DEG 30 MIN 36 SEC EAST 76.32 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, NORTH 41 DEG 58 MIN 41 SEC WEST 50.45 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, NORTH 48 DEG 07 MIN 37 SEC EAST, PASSING AN IRON ROD 169.03 FEET FROM SAID EXISTING CONCRETE MONUMENT, A TOTAL DISTANCE OF 255.03 FEET TO THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE, WITH THE CENTERLINE OF SAID CREEK SOUTHEASTERLY APPROXIMATELY 146.25 FEET TO THE POINT OF INTERSECTION OF THE

CENTERLINE OF SAID CREEK AND THE NORTHEASTERLY EXTENSION OF THE NEW COMMON LINE BETWEEN SAID LOT NOS. 1 AND 2;

THENCE, SOUTH 56 DEG 42 MIN 19 SEC WEST, PASSING TWO IRON RODS, THE FIRST BEING APPROXIMATELY 41 FEET FROM SAID INTERSECTION AND THE SECOND BEING APPROXIMATELY 137.14 FEET FROM SAID INTERSECTION, A TOTAL DISTANCE OF APPROXIMATELY 282.14 FEET TO THAT CONCRETE MONUMENT BEING THE POINT OF BEGINNING OF THE TRACT CONVEYED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO FRANK E. BESSIRE AND WIFE, JOAN BESSIRE, BY QUITCLAIM DEED FROM HAUDIE M. SPENCER, A WIDOW, OF RECORD IN INSTRUMENT NUMBER 20001122-0115331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID FRANK E. BESSIRE HAVING SINCE DIED ON _____, THE SAID PROPERTY VESTING AT HIS DEATH IN JOAN BESSIRE AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **6504 Upton Lane, Nashville, Tennessee 37209**

Witness our hands this the 13 day of January, 2020.

Joan Bessire
Joan Bessire

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joan Bessire**, the within named 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 for the purposes therein contained.

Witness my hand and official seal, this the 13 day of January, 2020.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY