Karen Johnson Davidson County
Batch# 372947 DEEDQC
03/16/2020 12:27:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200316-0028834

THIS INSTRUMENT PREPARED BY: **Jennifer Nicole Hart** **163 Kenner Drive** **Nashville, TN 37205**	**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AMBER BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0

Jennifer Nicole Hart
Affiant

Subscribed and sworn to before me this 5th day of March, 2020

Amber Burks
Notary Public

My Commission Expires: March 8, 2021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jenifer Nicole Hart 163 Kenner Avenue, Nashville, TN 37205	SAME	116 04 0 021.00

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jace Everett Beasley, a married man**, by these presents does hereby quitclaim and convey unto **Jennifer Nicole Hart, a married woman** and her heirs and/or assigns, all their right, title and interest in and to the following described tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 65 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100.

Said northerly half of Lot 65 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to the east side of Kenner Avenue, and runs between parallel lines 200 feet to the east line of Lot No. 102.

Being the same property conveyed to Jennifer Nicole Hart, Unmarried by Warranty Deed from Harold M. Perry and Joan Everitt Perry, dated April 30, 2012 and filed on May 2, 2012, in Instrument No. 20100502-0037718 Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jennifer Nicole Hart and Jace Everett Beasley by Quit Claim Deed from Jennifer Nicole Hart, dated October 12, 2016 and filed on October 17, 2016, in Instrument No. 20161017-0109621 Register's Office of Davidson County, Tennessee.

This improved property is known as: 163 Kenner Avenue, Nashville, TN 37205

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

IN WITNESS WHEREOF, the undersigned has executed this instrument 5th day of March, 2020.

Grantor:

Jace Everett Beasley

AMBER BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County

and State, **Jace Everett Beasley,** 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 in Davidson County Tennessee, this 5th day of March, 2020

Amber Burks
Notary Public

My Commission Expires: March 8, 2021

