Karen Johnson Davidson County
Batch# 461204 DEEDQC
08/21/2020 08:10:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200821-0094316

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jennifer L. Rawls, Esq.
Address: 4017 Lake Parkway
Hermitage, TN 37076
Phone Number: 615-347-0622

Address/Owners:	Send Tax Bills To:	Map Parcel ID
Marsha G. Basore, Kelly B. Milam, and Rebecca M. Martin, JTWROS	Marsha G. Basore, Kelly B. Milam, and Rebecca M. Martin, JTWROS	051 03 0 118.00
4017 Lake Parkway	4017 Lake Parkway	
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Marsha G. Basore ("Grantor"), does hereby convey and quitclaim unto Marsha G. Basore, Kelly B. Milam and Rebecca M. Martin, as joint tenants with rights of survivorship, ("Grantees"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Lot No. 71 on the Map of Section Two, Pleasant Acres, of record in Book 2133, page 75, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Beaumont Drive at the corner of Lots Nos. 70 and 71; thence with the line between said lots westerly 160.14 feet to the east line of corner of Lot No. 74; thence with the line between Lots Nos. 71 and 74, southerly 20 feet to the corner of Lot No. 73; thence with the line between Lots Nos. 71 and 73, southeasterly 91.58 feet to the corner of Lot No. 72; thence with the line between Lots Nos. 71 and 72, easterly 100.95 feet to the west margin of Beaumont Drive; then with the margin of the same northerly 90 feet to the point of beginning.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Stuart H. Basore and wife, Marsha Gray Basore, by warranty deed from Lovell & Malone, Inc., of record in Book 4133, Page 573, Register of Deeds' Office for Davidson County, Tennessee. Stuart H. Basore died on February 5, 2018, and an

Affidavit of Survivorship was filed on August 21, 2020, of record as Instrument No. 20200821-0094315, Register of Deeds' Office for Davidson County, Tennessee.

This is improved property known as 916 Beaumont Drive, Madison, Tennessee 37115.

This conveyance is subject to any and all restrictions, utilities lines, and easements of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 19 day of June, 2020.

Marsha G. Basore
Marsha G. Basore

SHARON STONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marsha G. Basore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19th day of June, 2020.

Notary Public

My commission expires: October 2, 2023

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Marsha G. Basore
Marsha G. Basore

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this ___ day of March, 2020.

Notary Public

My commission expires: october 2, 2023

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY