Karen Johnson Davidson County
Batch# 520083 DEEDQC
11/23/2020 10:57:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201123-0137262

File No.

QUITCLAIM DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of November 2020.

Notary Public

MY COMMISSION EXPIRES: 03-07-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monroe A. Beatty	Same	MAP 061
(NAME) 1004 Calvert Street	(NAME)	GROUP 07 0
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS)	PARCEL 261.00
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Monroe A Beatty, widower

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monroe Beatty, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 39 and the easterly 35 feet front and 50 feet rear of Lot No. 40 on the Map of I.C. McMahan' s Subdivision of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the southerly side of Calvert Street and run back 296 feet on the easterly line of said part of Lot No. 39 and 296.4 feet on the westerly line of said part of Lot No. 40, to a dead line measuring 90 feet thereon.

Being the same property conveyed to Monroe A. Beatty and wife, Peggy Beatty, by Quit Claim from Fred Collier, an unmarried person, a one-half undivided interest, dated June 13, 1994 and filed of record in Book 9393, page 675, in the Register's Office for Davidson County, Tennessee. **The said Peggy Beatty having since died on November 17, 2014, leaving her husband sole owner by opertaion of law.**

Being the same property conveyed to Fred Collier and wife, Lillian Mai Collier, a one-half undivided interest and Monroe A. Beatty and wife, Peggy Beatty, a one-half undivided interest, by Warranty Deed from William E. Vick and wife, Nellie B. Vick, dated September 27, 1974 and filed of record in Book 4857, page 401, in the Register's Office for Davidson County, Tennessee. The said Lillian Mai Collier having since died.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any anc all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **1004 Calvert Street, Nashville, Tennessee 37216**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 12 day of November, 2020.

Monroe A Beatty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Monroe A Beatty, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027