Karen Johnson Davidson County
Batch# 583849 DEEDQC
03/04/2021 09:26:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210304-0028060

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Suite 150**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 2nd day of March, 2021.<br>Notary Public<br>My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022 |

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Megan T. Bearman and<br>Talor I. Bearman<br>5301 Pennsylvania Avenue<br>Nashville, TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>091-07-0-021.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Frederick R. Spring and Debra F. Tenenbaum, husband and wife, and Megan Bearman, married** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Megan T. Bearman and Talor I. Bearman, wife and husband**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1202, Block 34 on the Plan of Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, 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 Frederick R. Spring and Debra F. Tenenbaum, husband and wife and Megan Bearman by Warranty deed from Dennis S. Winkelman and Jill A. Winkelman, husband and wife of record in Instrument No. 20200403-0035846 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 03, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2021.

Frederick R. Spring

Frederick R. Spring

Debra F. Tenenbaum

Debra F. Tenenbaum

STATE OF Georgia)

COUNTY OF Fulton)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Frederick R. Spring and Debra F. Tenenbaum, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of February 2021.

Mary L. Minnifield

Notary Public

My Commission Expires: October 30, 2021

MARY L MINNIFIELD
Notary Public – State of Georgia
Fulton County
My Commission Expires Oct 30, 2021

Megan Bearman

Megan Bearman

STATE OF TN )

COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Megan Bearman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February 2021.

Notary Public

My Commission Expires: 11/06/2024

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024