Karen Johnson Davidson County
Batch# 652323 DEEDQC
06/09/2021 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077212

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Sarah Richter Perky, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Peter John Beare 2622 Bluefield Avenue Nashville, TN 37214	Peter John Beare 2622 Bluefield Avenue Nashville, TN 37214	Parcel No. 096-01-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **VICKI PAYNE f/k/a VICKI LYNN BEARE** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **PETER JOHN BEARE** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22 day of April, 2021, but is effective as of the 11 day of May, 2021.

GRANTOR:

VICKI PAYNE f/k/a VICKI LYNN BEARE

STATE OF ~~TENNESSEE~~ NC)
)
COUNTY OF Buncombe)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Vicki Payne f/k/a Vicki Lynn Beare, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained by signing her name.

Witness my hand and official seal this 22 day of April, 2021.

My Commission Expires:
5-19-21

Notary Public

Jo Anne Young
Notary Public-North Carolina
Buncombe County
My Commission Expires 05-19-21

AFFIDAVIT OF VALUE

I, ~~RHONDA~~ Randy HARDISON hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 28th day of May, 2021.

Affiant

Notary Public

My Commission Expires:

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of on the unrecorded map showing the Re-Subdivision of Lot Nos. 1 to 10 inclusive on the Plan of Bluefields, as of record in Book 843, page 16, Register's Office for said County, which Lot No. 11 is part of original Lot Nos. 7 and 8 on the Plan of said Bluefields, and described as follows: Beginning at a point in the northeasterly margin of Bluefields Avenue at the common original corner of Lots 7 and 8, being the common southerly corner of Lots 10 and 11, northeasterly 285 feet, more of less, to the right of way line of the Tennessee Central Railroad, which point is 38 feet west of the corner of Lots Nos. 11 and 12 of said Resubdivision, which point is 41 feet east of the original corner of Lots Nos. 7 and 8; thence with the line between Lots Nos. 11 and 12, Southwesterly 290 feet, more or less, to the northeasterly margin of Bluefield Avenue; thence with the margin of the same, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Carol M. Hunt, unmarried by deed from Michael S, Moore and wife, Shannon Edwards Moore, dated April 10, 2001 and recorded in Instrument No. 20010704-0071280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vicki Payne n/k/a Vicki Beare and husband, Peter J. Beare by deed from Carol M. Hunt, married, dated January 13, 2013 and recorded in Instrument No. 20130118-0006478, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY