This Instrument Prepared By:
Neil Barnes, Esq.
Baker Law Group, PLLC
P.O. Box 250, Charlotte, TN 37036
Prepared from information received from Grantor
No title search requested or performed.

Karen Johnson Davidson County
Batch# 657622 DEEDQC
06/16/2021 09:04:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210616-0080977

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, I, **ROY E. BEELER**, the widower of Jean (Jeannie) E. Beeler, by these presents do hereby quitclaim and convey unto, **PHYLLIS MARTIN**, my undivided interest in the following described tract of land together with any improvements thereon to wit: Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 78, Section One, Urbandale as of record in Book 1835, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy E. Beeler and wife, Jeannie Beeler by deed from Percy Warner Lea, dated August 21, 2008, and of record in Book 20080826, Page 0087581, in the Register's Office of Davidson County, Tennessee.

This property description was taken from the last deed of record. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is located at 5507 Winn Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of June, 2021.

Roy E Beeler
ROY E. BEELER

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy E. Beeler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, Tennessee, on this 10th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 8-27-22

NEIL E BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear or affirm that the actual consideration or value, for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 8-27-22

NEIL E BARNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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NEW OWNER AND
SEND TAX BILLS TO:
Phyllis Martin

6212 Robertson Ave
Nashville, TN 37209

Map: 91-10
Parcel: 019200