Karen Johnson Davidson County
Batch# 660402 DEEDQC
06/21/2021 09:35:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083060

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
Yvette Beard, Trustee The YLB Revocable Trust 1999 Sunny Side Drive Brentwood, TN 37027	Yvette Lynn Beard, Trustee 1999 Sunny Side Drive Brentwood, TN 37027	Map 117 Group 07-0-D Parcel 018.00CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Yvette Beard**, as Grantor, by these presents does hereby quitclaim and convey unto **Yvette Lynn Beard, as Trustee of The YLB Revocable Trust, Dtd. March 5, 2021**, as Grantee, all of her right, title and interest in and to the certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Unit 18, AMENDED CONDOMINIUM SITE PLAN, PARK GREEN, as sown on plat of record in Plat Book 6250, Page 253, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Yvette Beard by Warranty Deed from Celia M. Dillon, dated the 2nd day of December, 2016, and of record in

Instrument No. 20161205-0127267, Register's Office for Davidson County, Tennessee.

This conveyance is improved real property known as 106 Matthew Lane, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set my hand and seal on this 5 day of March, 2021.

Yvette Beard
YVETTE BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephenie C. Myers, a Notary Public in and for said County, **Yvette Beard**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2021.

Stephenie C. Myers
Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Yvette Beard
Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

Stephenie C. Myers
Notary Public

My Commission Expires: Oct 2, 2023

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

1179100.006.sm.Quitclaim Deed – Matthew Ln