428-21

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ RUTHERFORD )

The actual consideration for this transfer is $ -0-

Kimberly Minter

Subscribed and sworn to before me this 26TH day of JULY, 2021.

Notary Public
My commission expires: 12/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This instrument was prepared by: J. P. Barfield, Attorney at Law
Suite 508, Cavalier Building, 95 White Bridge Road, Nashville, Tennessee 37205
(615) 352-8326 TN SUPREME COURT REG. NO. 11231

| **Address New Owner as Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers:** |
|---|---|---|
| Montez Dennis-Bearden<br>656 Hidden Hill Drive<br>Hermitage, TN 37076 | New Owner | 076-05-0-094.00 |

## QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that **Milton Bearden, Jr.**, Grantor, unmarried, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Montez Dennis-Bearden**, Grantee, unmarried woman, her heirs and assigns, his entire right, title and any marital interest in and to a certain tract of land in Davidson County, Tennessee, according to a Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Docket # 21D440, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 96, on the plan of Hidden Hill, as shown on plat of record in Book 4860, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 96 which is a corner lot, fronts 136.42 fee on the northeasterly margin of Hidden Hill Drive and fronts 75.0 feet on the northwesterly margin of Shadowlawn Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 78.41 feet on the northerly line and 125.0 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Montez Bearden and Milton Bearden, Jr., and Milton Bearden are one and same person, husband and wife, by Warranty Deed from Richard Earl Salmon and Cynthia R. Salmon, husband and wife, dated December 17, 2001 of record in Instrument No. 20011217-0138695.

This is improved property, known as 656 Hidden Hill Drive, Hermitage, TN 37076.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

**WITNESS** my hand this 26TH day of JULY, 2021.

Milton Bearden Jr
**MILTON BEARDEN, JR. GRANTOR**

Karen Johnson Davidson County
Batch# 686236 DEEDQC
07/29/2021 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210729-0101870

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, a Notary Public in and for said County and State, the within named **MILTON BEARDEN, JR.** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 26TH day of JULY, 2021.

Notary Public
My commission expires: 4/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **KIMBERLY MINTER** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 1,2021.**

Affiant Signature

**JULY 1, 2021**
Date

State of **TENNESSEE**

County of **RUTHERFORD**

Sworn to and subscribed before me this **1ST** day of **JULY** 20**21.**

Notary's Signature

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-23
Date

Notary's Seal (if on paper)