Karen Johnson Davidson County
Batch# 724011 DEEDQC
09/27/2021 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210927-0129140

Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 5th Avenue West, Suite 201, Springfield, TN 37172, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

MARK DEWAYNE BEAL ET AL

TO: QUITCLAIM

JEFFREY ELDON BEAL

THIS QUITCLAIM DEED OF REALTY, executed as of the 3rd day of September, 2021, by Grantors, **MARK DEWAYNE BEAL, an unmarried person and SONYA DENISE MATTHEWS, a married person**, to Grantee, **JEFFERY ELDON BEAL**, Witnesseth:

That Grantors do hereby quitclaim and convey unto Grantee, to have and to hold to him, and to his heirs and assigns, certain realty situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, being bounded and described as follows:

> BEGINNING at a stone corner to Sue Garrett Suter whose deed is found in Deed Book 4550, Page 256, Register's Office for Davidson County, Tennessee, said stone being her most Southwest corner and the most Northwest corner of this tract and in the line of Karen A. Sims whose deed is found in Deed Book 7796, Page 825, Register's Office for Davidson County, Tennessee, and continuing as follows: with the line of Suter N 82 deg. 23 min. 15 sec. E, 276.23 feet to an iron pin in a right of way, thence with a new line S 15 deg. 45 min. 39 sec. W, 545.59 feet to an iron pin, in the line of H. T. Wheeler, Jr., thence S 83 deg. 05 min. 23 sec. W, 153 89 feet to an iron pin corner to Wheeler in the line of Vernon L. Lain, thence with the line of Lain and Sims N 3 deg. 04 min. 02 sec. E, 507.73 feet to the point of beginning, containing **2.47 acres**, more or less, as per survey by Jack L. Head, RLS Tenn. No. 670, dated August 22, 1990.
>
> BEING the same property conveyed to Mark Dewayne Beal, Jeffrey Eldon Beal and Sonya Denise Matthews by Quitclaim Deed from Donnie Beal joined by her husband Charles E. Beal, dated October 31, 2008, and recorded November 6, 2008, of record in Instrument No. 20081106-0110438, Register's Office for Davidson County, Tennessee. Donnie K. Beal reserved a life estate for herself in said deed; however, she died January 26, 2015, and the property vested in her three children, Mark Dewayne Beal, Jeffery Eldon Beal and Sonya Denise Matthews.

IN WITNESS WHEREOF, Grantors, have executed this Quitclaim Deed of realty as of the date written first herein.

Mark Dewayne Beal

MARK DEWAYNE BEAL,
Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MARK DEWAYNE BEAL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of September, 2021.
My Commission Expires:

3/28/23.

Pamela L. Schultz
Notary Public

PAMELA B. SCHULTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Sonya Denise Matthews

SONYA DENISE MATTHEWS,
Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SONYA DENISE MATTHEWS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of September, 2021.
My Commission Expires:

3/28/23.

Pamela L. Schultz
Notary Public

PAMELA B. SCHULTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Property Owners Name
And Mailing Address:

JEFFREY ELDON BEAL
8429 Whites Creek Pike
Joelton, Tennessee 37080

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:
8429 Whites Creek Pike
Joelton, Tennessee 37080

Map and Parcel No.:
004 00 0 038.00

STATE OF TENNESSEE, ROBERTSON COUNTY

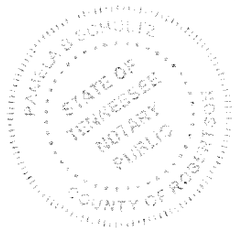
The actual consideration given for this conveyance is $ - 0 - .

Donna Denise Matthews
Affiant

Subscribed and sworn to before me this the 3rd day of September, 2021.

Affix Notary Seal

Pamela L. Schultz
Notary Public
My commission expires: 3/28/23



True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

September 3, 2021.

Affiant Signature

September 23, 2021
Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 23rd day of September, 2021.

Notary's Signature

My Commission Expires: _____

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 13, 2025
COUNTY OF MONTGOMERY