Karen Johnson Davidson County
Batch# 751309 DEEDQC
11/08/2021 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211108-0149013

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 1, 2021.

Notary Public

My Commission Expires: 3-8-2022

New Owner Address:
John Bevington Bearden, Sr. and
Dana Lynn Bearden, Co-Trustees
216 Wilsonia Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
103 14 0 082.00

John B. Bearden and wife, Dana L. Bearden (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Bevington Bearden, Sr. and Dana Lynn Bearden, Co-Trustees of The Bearden Family Trust, dated March 24, 2021** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

834271.1/020210201

WITNESS my hand on this day, November 1, 2021.

John B. Bearden

Dana L. Bearden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John B. Bearden** and **Dana L. Bearden** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, November 1, 2021.

Notary Public

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

834271 1/020210201

EXHIBIT A

BEING Lot No. 19 and the easterly part of Lot No, 18, Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County.

SAID Lot and part of Lot are described together as beginning at a point on the northerly margin of Wilsonia Avenue, at the common corner of Lots 19 and 20; thence with the line between said lots northwardly 201.1 feet to a point; thence westwardly 205.5 feet to a point in the northerly line of Lot 18, being the north point of a small part of said Lot 18 conveyed to Jack L. Minton by deed from J. L. Deering and wife, of record in Book 2200, page 487, said Register's Office; thence along Minton's easterly line, southwardly 103.5 feet to an iron pin, and continuing southwardly with Minton's line, 94 feet to an iron pin in the northerly margin of Wilsonia Avenue, said pin being 100 feet east of the common corner of Lots 17 and 18; thence eastwardly 200 feet, along the northerly margin of said Avenue, to the point of beginning.

Being the same property conveyed to John B. Bearden and wife, Dana L. Bearden from Michael J. Philbin, Trustee, and from John B. Bearden to Michael J. Philbin, Trustee by Quitclaim Deed of record in Instrument No. 20131028-0111630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 216 Wilsonia Avenue, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 November 1, 2021

Affiant Signature

Date: November 1, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, November 1, 2021.

Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

