Karen Johnson Davidson County
Batch# 815350 DEEDQC
03/04/2022 08:53:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220304-0024733

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 58-10-23

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **June A. Beard and Glenn Beard, Jr., wife and husband** , does hereby remise, release and quitclaim unto **Lori Ann Stratton, unmarried,** all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Gold Key Addition, Section 2, which is of record in Book 5050, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to June A. Beard and husband, Glenn Beard, Jr. and Lori Ann Stratton, unmarried, by Warranty Deed from Northside Associates, Ltd., a Tennessee limited partnership, dated April 1, 1997, and recorded on April 8, 1997, in Book 10410, page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4324 Golden Hill Drive, Nashville, TN 37218

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 11th day of February, 2022.

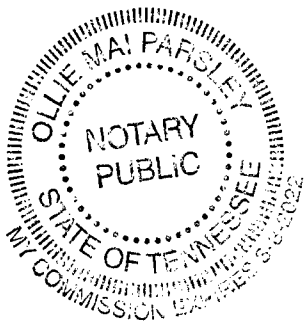
June A. Beard

Glenn Beard, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **June A. Beard and Glenn Beard, Jr.,** the within named bargainors, 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 official seal on this the 11th day of February, 2022.



Notary Public
My Commission Expires:

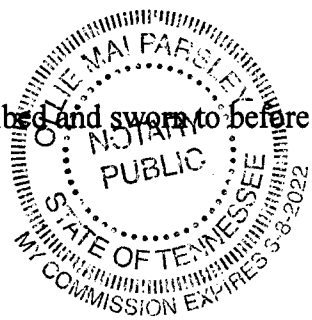
****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Lori A. Stratton
Affiant

Subscribed and sworn to before me this 11th day of February, 2022.



Notary Public
My Commission Expires:

****

NEW OWNER(S)
Lori Ann Stratton
4324 Golden Hill Drive
Nashville, TN 37218

SEND TAX BILL TO:
New Owner