Karen Johnson Davidson County
Batch# 855553 DEEDQC
05/13/2022 01:02:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220513-0055507

Prepared By:
Barbara J. Beard
917 Boscobel Street
Nashville, TN 37206

QUITCLAIM DEED

Map parcel number 71-2-30

Grantors: Tonya Lepley
1248 N. Avondale Circle
Nashville, TN 37207

Grantee: Jackson Beard
917 Boscobel Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
13 Day of May, 2022
_____, Deputy Register

THIS QUITCLAIM, made in and entered into this 14 day of May, 2020 by and between Tonya Lepley , hereinafter called Grantors, and Jackson Beard, hereinafter called Grantee.

WITNESSETH NOW, THEREFORE, for consideration hereinafter stated, Grantors sells, bargains, transfers, conveys, and quitclaims , remise, and release and assigns all of Grantor's rights, title and interest to Grantee, to following described Real Property, to wit:

One-eighteenth (1/18) share, of property that was the subject of a Petition for Muniment of Title filed in the Seventh Circuit Court for Davidson Country, Tennessee, Probate Division, filed in the matter of the Probate of Last Will and Testament of Arthur L. Lepley, Deceased, No. 14P139, which petition was resolved by order of said Court filed on January 30, 2014, No. 20140130.0008460; Being real property described as follows:

Land in Davidson Country, Tennessee, being Lot No. 36 on the Plan of E. C. Scruggs, First Avondale, as of record Book 161, page 13, in the Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the south side of Greenwood Avenue and extends back between parallel lines 149 feet to an alley.

Being the same property conveyed to Arthur L. Lepley and wife Sara B. Lepley by quitclaim deed of record in Book 8184, Page 369, See also No. 20140130-0008460, in the Register's Office for said County; and

Being same property conveyed from William Beard one-Ninth (1/9) share to Donald Beard by quitclaim deed of record No. 20151030-0110747, in the Register's Office for said County for said Country.

This is improved property known as 1248 N. Avondale Circle, Nashville, Tennessee 37207,

~~TO HAVE AND TO HOLD together with all rights, privileges, and appurtenances thereunto belonging unto Grantee, his heirs and assigns.~~

THE CONSIDERATION for this conveyance is one dollar ($1.00) and other goods and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

Grantor:

Tonya Lepley
1248 N. Avondale Circle
Nashville, TN 37207

STATE OF TENNESSEE COUNTY OF DAVIDSON

On This 14 day of May, 2020, before me appeared Tonya Lepley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in authorized capacity, and that by her signature she executed this instrument.

WITNESS my hand and official seal.

Notary Public, Cynthia Sharp
Commission Expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant _____ Known X Produced ID Type of ID _____

Property Owner:	Jackson Beard
Property Address:	1248 N Avondale Circle, Nashville, TN 37207
Responsible Taxpayer:	Jackson Beard
Taxpayer's Address:	917 Boscobel Street, Nashville, TN 37206

Tax Map Information: 71-2-30

State of: Tennessee
County of: Wilson
The foregoing instrument was acknowledged before me 14 day of May, 2020
Cynthia Sharp, Notary Public
My Commission Expires: 03/31/2021