QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 885369 DEEDQC
07/07/2022 11:01:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220707-0078393

O-SB-VRES-21-161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristen Leigh Bearfield, a single woman	**NEW OWNER**	
(NAME) **161 North Timber Dr,**	(NAME) **161 North Timber Drive**	**108-07-0B-063.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN LEIGH BEARFIELD, A SINGLE WOMAN AND MITCHELL DWAYNE BEARFIELD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTEN LEIGH BEARFIELD, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 63, Building F, on the plan of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, page 475, and by Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Leigh Bearfield, a single woman and Mitchell Dwayne Bearfield, married of record by Warranty Deed in instrument number 20210625-0086462, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **161 North Timber Dr, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 23 day of June, 2022.

Kristen Leigh Bearfield

Mitchell Dwayne Bearfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN LEIGH BEARFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF North Carolina
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL DWAYNE BEARFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: 11/19/2024
(SEAL)

BENJAMIN R CARTER
NOTARY PUBLIC
ALEXANDER COUNTY, NC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212