This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 962753 DEEDQC
01/20/2023 08:03:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004537

AMANDA PEDIGO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer $10.00

Margie V. Conner
AFFIANT

Subscribed and sworn to before me this 16th day of January, 2023

Amanda Pedigo
NOTARY PUBLIC

My Comm Expires: 3/3/2026

Address New Owner as follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Margie V. Conner **Teresa Darlene Spurlock** **2918 Davis Ave.** **Nashville, TN 37216**	Same as Owner	**072 06 0 286**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MARGIE V. CONNER**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to divest title correctly due to a change in ownership status, I Margie V. Conner, by these presents do hereby quitclaim and convey unto, **Carson W. Beck, Trustee**, his, heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Being Lot No. 44 on the Plan of the Bransford Realty Company's Subdivision of the Maxey Avenue and the Gallatin Road property, as of record in Book No. 332, page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the easterly side of Davis Avenue and extends back easterwardly between Parallel lines and with the southerly margin of Lealand Avenue 200 feet more or less to an alley in the rear.

Being the same property conveyed to Oscar L. Conner (now deceased) and wife, Margie V. Conner, as recorded in Davidson County Register of Deeds Book 7537, Page 83.

Said property also known as 2918 Davis Ave., Nashville, Tennessee, 37216.

AND NOW, I, the said **Carson W. Beck, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Margie V. Conner and her daughter, Teresa Darlene Spurlock,** as joint tenants with right of survivorship, the same property hereinabove described an set forth, to which reference is here made, and said property is convened subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 16th day of January, 2023.

Margie V. Conner

Margie V. Conner, a single individual

Carson W. Beck, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **MARGIE H. CONNER,** 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 at office this the 16th day of January, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/2026

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Amanda Pedigo, a Notary Public, in and for said County and State, **CARSON W. BECK, TRUSTEE,** 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 at office this the 16th day of January, 2023.

Amanda Pedigo

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/2026

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY