Karen Johnson Davidson County
Batch# 990376 DEEDQC
04/11/2023 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230411-0026160

**This Instrument Prepared By:**
**Brandon R. Meredith**
**Spencer Fane Bone McAllester**
**100 Bluegrass Commons Blvd, Suite 2370**
**Hendersonville, Tennessee 37075**
**615.822.8822**

# QUITCLAIM DEED

| Address New Owner(s) | Send Tax Bills To: | Map & Parcel Nos.: |
|---|---|---|
| Patricia Beasley Adair<br>6600 Michelle Cove<br>Horn Lake, MS 38637 | Same | Map/Parcel No.: 133-02-0-263.00 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joe Edward Beasley (the "Grantor"), does hereby quitclaim, transfer and convey all of his interest in and to the following described property to Patricia Beasley Adair, (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 and the west half of Lot No. 17 on the Plan of Nolen Heights of Record in Plat Book 332, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 and the west half of Lot No. 17 front together 75 feet on the north side Chilton Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to E.C. Waters and wife, Josie Waters by Warranty deed from Sam F. Waller and wife, Ida E. Waller of record in Book 444, page 524, Register's Office for Davidson County, Tennessee, dated September 4, 1913, and recorded on September 15, 1913. Edgar Carlton Waters died January 17, 1933, leaving Josephine "Josie" Harper Waters as the surviving tenant by the entirety. A life estate and the remainder to Patsy Beasley (a/k/a Patricia Beasley Adair)), pursuant to Josephine "Josie" Harper Waters' Will of record in Seventh Circuit Probate Court of Davidson County, Tennessee in Will Book 69, page 137. The said Dorothy L. Beasley having since died on or about February 8, 2014, leaving her only heirs at law Patricia Beasley Adair and Joe Edward Beasley.

This property is commonly known as 209 Chilton Street, Nashville, Tennessee, 37211.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantors and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 27 day of March, 2023.

Joe Edward Beasley
JOE EDWARD BEASLEY

STATE OF TENNESSEE )
COUNTY OF Marshall )

Before me, Debbie H. Liggett, a Notary Public in and for said County and State, aforesaid, personally appeared JOE EDWARD BEASLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Lewisburg, Marshall County, Tennessee, this 27 day of March, 2023.

Debbie H. Liggett
NOTARY PUBLIC

DEBBIE LIGGETT NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

My Commission Expires: 1-31-26

STATE OF TENNESSEE )
COUNTY OF SUMNER )

The actual consideration for this transfer of property is $-0-.

Affiant

Sworn to and subscribed before me
This 31 day of March, 2023.

Christina Baker
Notary Public

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 07.24.24

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

April 6. 2023

Affiant Signature

Date: 4-10-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10 day of April 20 23

Notary Signature

My Commission Expires:

