Karen Johnson Davidson County
Batch# 995752 DEEDQC
04/24/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $155.40
20230424-0030157

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Isaiah S. Beard 4609 Grinstead Place Nashville, TN 37216	New owner	061-07-0-004.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Madeleine Bouton, unmarried**, by these presents does hereby quitclaim and convey unto, **Isaiah S. Beard, unmarried,** his successors, representatives and assigns, all her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, of Block L on the Plan of Broadmoor, Section 2 of record in Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 5 fronts 60 feet on the west side of Grinstead Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John W. Tibbs and Emily S. Tibbs, husband and wife, and Timothy Stottlemyer and Shelly Stottlemyer, husband and wife, by Warranty Deed, from Deep River Development, LLC, a Tennessee limited liability company, dated January 28, 2015, of record in Instrument No. 20150205-0010941, Register's Office for Davidson County, Tennessee. Said property being further conveyed to John W. Tibbs and Emily S. Tibbs, husband and wife, by Quitclaim Deed, from Timothy Stottlemyer and Shelly Stottlemyer, husband and wife, dated April 1, 2016, of record in Instrument No. 20160502-0042443, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Isaiah S. Beard, an unmarried man, by Warranty Deed from John W. Tibbs and Emily S. Tibbs, husband and wife, dated March 21, 2021, and recorded on March 31, 2021, of record in Instrument No. 20210331-0042221, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Madeleine Bouton, unmarried, as to 10% interest, by Quitclaim Deed from Isaiah S. Beard, unmarried, dated August 2, 2021, and recorded on August 3, 2021, of record in Instrument No. 20210803-0104181, Register's Office for Davidson County, Tennessee.

Being also known as 4609 Grinstead Place, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 42,000.00.

Subscribed and sworn to before me this the 7th day of April 2023.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of April 2023.

Madeleine Bouton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Madeleine Bouton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of April 2023.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document 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 24, 2023 (date of document).

Affiant Signature

April 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023