This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN, MONTGOMERY & POTTER
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1082530 DEEDQC
12/15/2023 10:33:23 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231215-0096846

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Gregory Beard 52 Vaughns Gap Road Nashville, TN 37205	Same	1. 069-03-0-101.00 2. 59-14 / 125 3. 92-11-43 4. 084-11-0-596.00 5. 09208007500 6. 92-11-44 7. 81-6 / 196 8. 129-15 / 36

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, Keisha Beard, pursuant to the terms of the final divorce decree in the case styled, Gregory Beard and Keisha Beard, in the Third Circuit Court for Davidson County, Tennessee (Case No. 20D966) entered the 25th of October, 2023, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto Gregory Beard, the following tracts of land in Davidson County, Tennessee described as follows:

See attached legal descriptions.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as:
1. 3948 Hydesdale Lane
2. 3816 Atwell Drive
3. 2014 Clifton Ave
4. 1808 Osage Street
5. 509 19th Ave North
6. 2012 Clifton Ave
7. 2019 26th Ave North
8. 52 Vaughns Gap Road

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of December, 2023.

Keisha Beard

Keisha Beard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gissel Flores-Morales, a Notary Public in and for said County and State, the within named, Keisha Beard, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 6th day of December, 2023.

gisselflores-morales
Notary Public

My Commission Expires: May 3rd 2027

GISSEL FLORES-MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Robertson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of Dec., 2023.

Notary Public

My Commission Expires: 1/31/27

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address	Map/ Parcel
1. 3948 Hydesdale Lane, Nashville, TN 37218	069-03-0-101.00

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, Page 96, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Hydesdale Land being the common front corner of Lots Nos. 46 and 47; thence easterly 110.0 feet to a concrete monument being a point in a curve; thence around said curve 39.27 feet to a point in the westerly margin of Drake Wood Lane, thence with the margin of said Lane 105.0 feet southwardly to a point; thence westerly 135.0 feet to a point, thence northwardly 130.0 feet to the beginning.

Being all of the same property conveyed by instrument number: 20170627-0064567, R.O.D.C. to Gregory Beard and wife, Keisha Beard by Deed from Ahnighito P. Drake.

2. 3816 Atwell Drive Nashville, TN 37207	59-14, Parcel 125

Being Lot No. 63 on the Plan on Haynes Manor, Section I, as of record in Plat Book 3600, Page 85, Register's Office, Davidson County, Tennessee.

Said Lot fronts 63.16 feet on the northeasterly side of Atwell Drive and runs back 162.5 feet on the northwesterly line and 164 feet on the southeasterly line to a dead line in the rear on which it measures 75.8 feet.

Being the same property conveyed by instrument number: 20160817-0085772, R.O.D.C. to Gregory Beard and wife, Keisha G. Beard by Deed from Monica Breedlove.

3. 2014 Clifton Ave. Nashville, TN 37203	92-11-43

Land in Davidson County, Tennessee, being Lot 11, W.B. COOPER'S ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by instrument number: 20150722-0071824, R.O.D.C. to Gregory Beard and wife, Keisha G. Beard by deed from Rubie Hubbard.

4. 1808 Osage Street
Nashville, TN 37208 — 084-11-0-596.00

Land in Davidson County, Tennessee, BEING Lot No. 3, on the Plan of Resubdivision of the part of Lot No. 254, of Harding's Addition to Nashville, of record in Plat Book 4300, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a street/alley closing in Ordinance No. 091-1689 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed by instrument number: 20141001-0090459, R.O.D.C. to Gregory L. Beard and wife, Keisha Gardner. Beard by Deed from Elmer Freeman and Dr. Artimas L. Worthy.

5. 509 19th Ave North
Nashville, TN 37203 — 09208007500

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan of Geo. I. Waddey's Subdivision of Lots Nos. 17, 18, 19, 20, and 21 in the Subdivision of the Power Property, as record in Book 547, Page 130, Registers Office for said County.

Said Lot No. 5 fronts 45 feet on the Westerly side of 19th Avenue North, and runs back, between parallel lines, 155 feet to a dead line.

Also part of Lot No. 16 in the Power Property, as of record in Book 421, Page 65, Registers Office for said County.

Said part of said lot lies immediately West of and adjoining the above mentioned Lot No. 5 in Geo. I. Waddey's Subdivision, and measures 45 x 50 feet, more or less.

Being the same property conveyed by instrument number: 20130401-0031068, R.O.D.C. to Gregory L. Beard and wife, Keisha G. Beard by Deed from Rebecca Elizabeth McClain, Executrix of the Estate of Mildred L. Armstrong.

6. 2012 Clifton Ave.
Nashville, TN 37203 92-11-44

Land located in Davidson County, Tennessee, being Lot No. 10 on the Plan of W.B. Cooper's Addition to Nashville Davidson County, Tennessee, of record in Book 57, page 39. Said Lot 10 fronts 50 feet on the northerly side of Clifton Pike or Road, and runs back between said parallel lines 180 feet to an alley, said, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by instrument number: 20120216-0013525, R.O.D.C. to Gregory L. Beard and Keisha Gardner Beard by Deed from Creative Vision Mortgage, Inc., a Tennessee corporation.

7. 2019 26th Ave North 81-6 / 196
Nashville, TN 37208

Land located in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cumberland Gardens, Section III, of record in Plat Book, 2854, page 146, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by instrument number: 20110708-0052314, R.O.D.C. to Gregory L. Beard and wife Keisha Gardner Beard by Deed from Johnnie Marie Anthony.

8. 52 Vaughns Gap Road
Nashville, TN 37205 129-15 / 36

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Warner Park Valley, Section I, of record in Plat Book 3600, pages 12 through 14, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed in Book 11446, Page 320, R.O.D.C. to Gregory L. Beard and Keisha Gardner by Deed from Judith M. Bartlett.

*Keisha Gardner is also known as Keisha G. Beard and/ or Keisha Gardner Beard.
*Gregory Beard is also known as Gregory L. Beard.