Karen Johnson Davidson County
Batch # 1090543 DEEDQC
01/11/2024 09:48:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240111-0002368

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Keisha Gardner P.O. Box 331632 Nashville, TN 37203	Same	069-00-108.00

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gregory L. Beard,** (the "Grantor"), by these presents does transfer and convey unto **Keisha Gardner** (the "Grantee"), her successors and assigns, all of his right, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Being a parcel of land located in the 13th Civil District of Metropolitan Nashville, Davidson County, Tennessee, bounded on the North by State Highway 12 and Eaton's Creek, on the East, South, and West by the Hills of Calvary Corporation, being a portion of Lot 8 of the Dr. J.H. Jordan Subdivision as recorded in plat Book 2, page 79 (Register's Office of Davidson County, Tennessee) and being more particularly described as follows:

Beginning at a railroad spike on the Southerly margin of State Highway 12 also known as Hydes Ferry Pike, said iron being approxiamately 475 feet East of the centerline intersection of said Highway 12 and Jordonia Station Road and also South 85 degrees 11' 00" East 25.00 feet from the Northeast corner of Lot No. 7 of said Dr. J.H. Jordan Subdivision; thence along the Southerly right of way of State Highway 12 South 85 degrees 11' 00" East 91.00 feet to a point in the centerline of Eaton's Creek thence, leaving the Southerly right of way of Highway 12 and with the centerline of Eaton's Creek South 23 degrees 11' 00" East 263.10 feet to the point; thence continuing with the creek South 41 Degrees 20' 00" East 86.50 feet to a point; thence leaving Eaton's Creek and along the Westerly line of Lot No. 9 South 02 degrees 30' 00" West passing through an iron rod at the top of the bank at 45 feet in all 460.00 feet to an iron rod, the Southeast corner of the tract herein described; thence, leaving Lot No. 9 and along the line of the Hills of Calvary Corporation North 85 degrees 11' 00" West 450.20 feet to an iron rod; thence with the same North 02 degrees 30' 00" East 340.00 feet to an iron rod; thence, with same South 87 degree 30' 00" East 185.00 feet to an iron rod, thence , with same North 02 degrees 30' 00" East 405.00 feet to the point of beginning, containing 5.37 acres more or less, according to a survey by Boyd B. Gibbs, R.L.S. Mo. 1598 Cumberland Survey, 7710 Caney Ford Road, Fairview, TN 37062, dated January 29, 1991.

Being the same property conveyed to Gregory L. Beard and Keisha Gardner-Beard by Deed in Instrument No. 20030312-0033052; and as Re-Recorded in Instrument No.: 20030319-0036469; see also, Scrivener's Affidavit of record in Instrument No.: 20140428-0035417, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deeds.

Being also known as: **4411 Ashland City Highway, Nashville, TN 37218**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 29 day of November, 2023.

Gregory L. Beard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory L. Beard** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of November, 2023.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 29th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: March 09, 2027

JAMEY RYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY