Karen Johnson Davidson County
Batch # 1090543 DEEDQC
01/11/2024 09:48:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240111-0002369

Map-Parcel Numbers
Map 81-15; Parcels 603 and 604

QUITCLAIM DEED

FROM: GREGORY L. BEARD

TO: KEISHA MARIE GARDNER

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Keisha Marie Gardner
4411 Ashland City Highway
Nashville, TN 37218

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Third Circuit Court for Davidson County, Tennessee.

KEISHA MARIE GARDNER

Sworn to and subscribed before me this 19th day of December, 2023.

JAMEY RYAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: March 09, 2027

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 20D-966, GREGORY L. BEARD has bargained and sold and by these presents does transfer and quitclaim to KEISHA MARIE GARDNER, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson

County, Tennessee, described as follows, to wit:

Being part of Lot No. 220 in Harding's Second Addition to Nashville, Tennessee, a plan of which is of record in Book 21, page 58, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 220 fronts 50.9 feet on the southerly side of Jefferson Street, and extends back from said Jefferson Street, to the dividing line 121 ½ feet and refers to Book No. 380, page 368, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory L. Beard and wife, Keisha Gardner Beard, by quitclaim deed from Kossie Gardner, Jr., n/k/a Carthagelius Gardner, at Instrument No. 20020717-0086314, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1511 Jefferson Street, Nashville, Tennessee 37208.

The said Keisha Gardner Beard and Keisha Marie Gardner is one and the same person.

WITNESS my hand this 29 day of NOVEMBER, 2023.

GREGORY L. BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named GREGORY L. BEARD, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 29 day of November, 2023.

NOTARY PUBLIC

My Comm. Expires 3/3/25

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.