Karen Johnson Davidson County
Batch # 1090543 DEEDQC
01/11/2024 09:48:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240111-0002370

Map-Parcel Numbers
081-15-0-615.00

**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:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 219 and the rear half of Lot No. 220 on the Plan of Thomas Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for said County. Said part of Lot No. 219 is described as follows: Beginning at the northeast corner of 16th Avenue, Nort, formerly Park Street and the first alley south of Jefferson Street, being the southwest corner of Lot No. 219; thence with the easterly margin of said Avenue, northerly 131-1/2 feet; thence at right angles easterly 50 feet to the line between Lots Nos. 219 and 220; thence with said line southerly 131-1/2 feet to the northerly margin of said alley; thence with the northerly margin of said alley westerly 50 feet to the beginning.

Said part of Lot No. 220 fronts 50 feet on the first alley south of Jefferson Street and extends northerly between parallel lines, 121 feet, more or less, to the dividing line between the front half and the rear half of said Lot.

Included in the above description but excluded therefrom is that part of said property conveyed to Daniel Dozier by deed from Eunice Dozier, of record in Book 840, Page 614, said Register's Office, described as follows:

Being the southerly 57 feet of Lots Nos. 219 and 220 on the Plan of Thos. Harding's Second Addition to Nashville, of record in Book 21, Page 58, Register's Office for said County.

Said part of Lots Nos. 219 and 220 front 57 feet on the easterly side of 16th Avenue North, formerly Park Street, and runs back between parallel lines with the northerly margin of an alley 100 feet to a dead line.

Being the same property conveyed to Gregory L. Beard and wife, Keisha G. Beard, by deed from Dr. Allison Eleanor (Nicholas) Metz, Trustee, of record at Instrument No. 20080807-0081525, 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 1034 16th Avenue North, Nashville, Tennessee 37208.

The said Keisha G. 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.