Karen Johnson Davidson County
Batch # 1090543 DEEDQC
01/11/2024 09:48:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240111-0002372

Map-Parcel Numbers
Map 81-16; Parcel 416

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
KEISHA MARIE GARDNER

Sworn to and subscribed before me this 8th day of January, 2024.

HAYLI BENEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hayli Benefield
NOTARY PUBLIC

My Comm. Expires: NOV. 2, 2026

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 Lot No. 223 and part of Lot No. 222 in Harding's Second Addition to Nashville, a plan of which is of record in Plat Book 21, page 58, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 223 fronts fifty and nine-tenths (50.9) feet on the south side of Jefferson Street, and runs back, southerly, between parallel lines, to a fifteen (15) foot alley, upon which is measures fifty (50) feet; the westerly boundary line of this lot measures two hundred and twenty-eight (228) feet, more or less, and the easterly boundary line thereof measures two hundred and eighteen (218) feet, more or less.

Said part of said Lot No. 222 (which lies immediately west or westerly of, and adjoins, the aforesaid Lot No. 223) comprises all of said Lot No. 22, with the exception of, and excluding therefrom, all those parts or portions of this lot which, heretofore have been conveyed out of the same, by deed dated September 29, 1905, from Rhoda Crawford to I. Griffin and wife, Lillie Griffin, recorded in Book No. 318, page 549, said Register's Office; and also by deed dated July 31, 1909, from William Royster, Peter Royster and others to R. F. Boyd recorded in Book No. 387, page 124, said Register's Office.

Being the same property conveyed to Gregory L. Beard and wife, Keisha G. Beard, by deed from Jill D. Ford, unmarried, of record at Instrument No. 20130621-0063846, 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 1503 Jefferson Street, Nashville, Tennessee 37208.

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

WITNESS my hand this 5 day of JAN, 2023/4 845

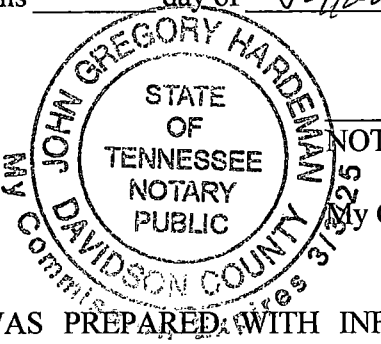
Gregory L Beard

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 5 day of January, 2024 ~~2023~~.



NOTARY PUBLIC

My Comm. 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.