Karen Johnson Davidson County
Batch # 1090543 DEEDQC
01/11/2024 09:48:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240111-0002373

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	081-15-603.00

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 part of Lots 219 and 220 (the said lots were combined in 1988) in Harding's Second Addition to Nashville, Tennessee, a plan which is of record in Book 21, Page 58, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 219 and 220 are 102 feet on the southerly side of Jefferson Street, and extends back from said Jefferson Street, to the dividing line 137 feet being .29 of an acre, 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 Keisha Gardner Beard by Deed of record in Instrument No.: 20020717-0086314; and as Re-Recorded in Instrument No.: 20020718-0086848; and Deed of Correction in Instrument No.: 20030620-0085707, 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: **1513 Jefferson Street, Nashville, TN 37208**

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 27th 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

JENNIFER GUEVARA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn before me this 9th day of January, 2024

Jennifer Guevara
NOTARY PUBLIC

My Commission Expires: 6-25-25