Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lee Bearden, Trustee **3903 Cambridge Ave.** **Nashville, TN 37205**	**103 08 0 244.00**	**SAME**

Karen Johnson
Batch # 1162116
07/25/2024 08:36:00 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQ
3 pgs
20240725-0056160

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lee Bearden, unmarried** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Lee Bearden, Trustee of the Lee Bearden Revocable Trust dated July 16, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3903 Cambridge Ave., Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 16th day of July, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06. 20. 2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16th day of July, 2024.

LEE BEARDEN

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 **Lee Bearden,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of July, 2024.

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being Lot No. 7, Block H on the plan of Cherokee Park Second Section, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 175 and 176, Register's Office Davidson County, Tennessee.

BEING the same property conveyed to Lee Bearden, unmarried, from Bruce Reed, married, by warranty deed filed for record on December 10, 2014, Instrument Number 20141210-0113250, Register's Office for Davidson County, Tennessee.