Karen Johnson Davidson County
Batch# 1197431 DEEDQC
10/23/2024 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241023-0082439

Prepared by:
Tennessee Title Service, LLC
547 N Mt Juliet Rd, Ste. 100
Mt. Juliet, TN 37122
MQ-24-4822

STATE OF TENNESSEE
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 23rd **day of October, 2024.**

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/19/2025

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carolyn J. Beaird Bobbie J. Smith 3213 Leawood Drive Nashville, TN 37218	New Owner	080-08-0-376.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Carolyn J. Beaird, a single woman,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Carolyn J. Beaird, a single woman and Bobbie J. Smith, a single woman**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 (erroneously referred to as Lot 472 in prior deed, which Lot 472 does not exist on the plat) on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn J. Beaird, a single woman by Warranty Deed from Jeno Hockett, unmarried of record in Instrument No. 20051019-0125886 Register's Office for Davidson County, Tennessee, dated October 13, 2005 and recorded on October 19, 2005.

This property is improved property known as 3213 Leawood Drive, Nashville, TN 37218.

Witness my hand this 17 day of October, 2024.

Carolyn J. Beaird

Carolyn J. Beaird

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 **Carolyn J. Beaird,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of October, 2024.

Notary
My Commission Expires:_____
(Notary Seal)



THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/17/2024.

Affiant Signature – Joshua A. Terry

10/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27