THIS INSTRUMENT PREPARED BY:
Matt Lucas
TrustPro Title and Escrow, Inc.
2014 Drew Street
Clearwater, FL 33765

Karen Johnson Davidson County
Batch# 1287212 DEEDQC
06/18/2025 12:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250618-0048130

QUIT CLAIM DEED

Return To:
TrustPro Title and Escrow, Inc.
2014 Drew Street
Clearwater, FL 33765

New Owner(S) Address &
Mail Tax Statements To:
Eddy E Beard and Tina D Beard
2913 Owendale Drive, Antioch, TN 37013

Property Tax ID#: 150 05 0 309.00
File #: TP-TN75084

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **Eddy E. Beard**, as Grantor, hereby convey all rights, titles and interests that we may have in to **Eddy E Beard and Tina D Beard, husband and wife**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF FOREST VIEW PARK, SECTION FOUR, PHASE ONE, OF RECORD IN PLAT BOOK 5800, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Eddy E. Beard by Deed from Alfred O. Lloyd and wife, Joyce A. Lloyd, dated 04/12/01 and recorded 04/20/01 in No. 20010420-0039104, Register's Office for DAVIDSON County, Tennessee.

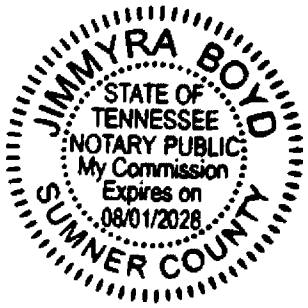
Parcel ID: 150 05 0 309.00

Property Address: 2913 Owendale Drive, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(____).

Witness our hands this the 13th day of June, 2025.

Eddy E Beard
Eddy E. Beard



STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, Eddy E. Beard, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of June, 2025.

JimMyra Boyd
Notary Public
My Commission expires: 08/01/2028

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Eddy E Beard
Eddy E. Beard



Subscribed and sworn to before me this the 13th day of June, 2025.

JimMyra Boyd
Notary
My Commission expires: 08/01/2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

A certain tract or parcel of land in Antioch, Davidson County, State of TN, being more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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Commonly Known As: 2913 Owendale Drive, Antioch, TN 37013
Parcel ID: 150 05 0 309.00

Tennessee Certification of Electronic Document

I, Nicole Nega, 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 6/13/2025 (date of document).

Nicole Nega
Affiant Signature

6/18/2025
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 18th day of June, 2025.

Notary Public State of Florida
Paul Sobina
My Commission HH 390364
Expires 4/24/2027

Notary's Signature

MY COMMISSION EXPIRES: 4/24/2027

NOTARY'S SEAL