This Instrument prepared by: IB Brenda Boyd Ingle 503 Brandywine Drive Old Hickory TN 37138

TENNESSEE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that

Naomi G. Beard on this the 10th day of November 2021 for and in consideration of the sum of Ten Dollars & 10-00 do(es) hereby bargain, sell, release, remise, quit claim and convey unto Robert + Raymond Beard all X right, title and interest in and to the following described real estate, to wit:

Being Lot No. 23 on the Plan of S.C. Caldwell's Raycroft Addition as of record in Book 132, Page 137, Register's Office of County Lot 23 Fronts 50 ft. on the South side of Raycroft Avenue and runs back between parallel lines 150 feet to an alley.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 10th day of Nov., 2021

Robert G. Beard
Raymond B. Beard

STATE OF TENNESSEE
COUNTY OF Tennessee

Karen Johnson Davidson County
Batch # 1289888 DEEDQC
06/25/2025 11:31:50 AM 7 pgs
Fees: $38.00 Taxes: $0.37
20250625-0050047

Before me, the undersigned Notary Public in and for the County and State aforesaid, p Robert G. Beard and Raymond B. Beard with whom I am perso proved to me on the basis of satisfactory evidence), and who acknowledged to be per that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10th day of November, 2021.

BRENDA BOYD INGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Notary Public

My commission expires: July 9, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Robert G. Beard and Raymond B. Beard
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of November 2021

BRENDA BOYD INGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

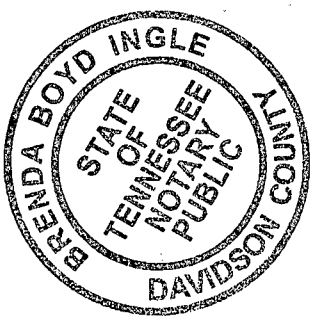
Notary Public

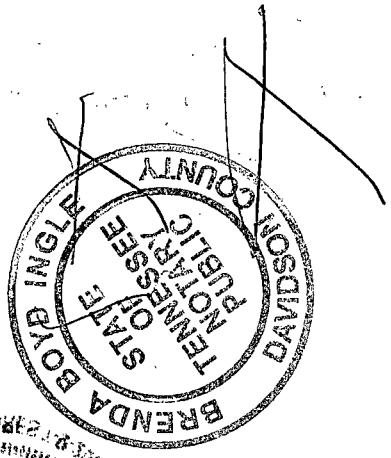
My commission expires July 9, 2024

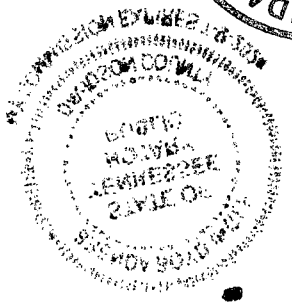
The following information is not a part of this Deed:

Property Address: 749 Raycroft Place Nashville, TN 37203

Owner's Name and Address Naomi G Beard 749 Raycroft Place Nashville, TN






10th day of November 2021

~~$10.00~~

One hundred dollars ($~~100.00~~) By:

Robert Beard & Raymond Beard ~~Grantee~~ 749 Roycroft Place Nashville, TN 37203 will ~~be~~ pay property taxes.

Book 132 Page 137. 749 Roycroft place, Nashville, TN 37203

Being Lot Number 23 on the plan of Cardwells Roycroft Addition as of record in Book 132 Page 137. MW

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 100.00.

Affiant

Subscribed and sworn before me, this 10th day of November, 2021.

Notary

BRENDA BOYD INGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

Subscribed and sworn to before me,
in my presence, this 10th day of
November, 20 21, a Notary Public
in and for the county of Davidson
state of Tennessee

Notary Public

My Commission Expires _____

My Commission Expires _____ 20 02

Notary Public

Subscribed and sworn to before me,
in my presence, this _____ day of
_____, 20__, a Notary Public
in and for the county of _____
state of _____

BRENDA BOYD INGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Naomi G. Beard
Signature of Grantor

Signature of Second Grantor (if applicable)

Naomi G. Beard
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Vanetta Green
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Robert Beard
Signature of Grantee

Signature of Second Grantee (if applicable)

Robert Beard
Print Name of Grantee

Raymond Beard
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Vanetta Green
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

Subscribed and sworn to before me, in my presence, this 10th day of November, 20 21 a Notary Public in and for the county of Davidson state of Tennessee

Notary Public

My Commission Expires _____, 20___.

BRENDA BOYD INGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 10, 2021, before me, Naomi G. Beard, a notary public in and for said state, personally appeared, Robert J. Beard and Raymond B. Beard

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Brenda Boyd Ingle
Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

BRENDA BOYD INGLE
STATE OF TENNESSEE
NOTARY PUBLIC
Seal
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Subscribed and sworn to before me, in my presence, this 10th day of November, 20 21, a Notary Public in and for the county of Davidson state of Tennessee.

Brenda Boyd Ingle
Notary Public

My Commission Expires July 9, 2024

TENNESSEE QUIT CLAIM HEIRS

Name Raymond B. Beard

Address 744 Roy
Nashville, TN 37 203-5511

Phone (615) 474-0482

Name _____

Address _____

_____

Phone _____

Name _____

Address _____

_____

Phone _____

Name _____

Addres _____

_____

Phone _____

Subscribed and sworn to before me,
in my presence, this _____ day of
_____, 20___, a Notary Public
in and for the county of _____
state of _____.

_____
Notary Public

My Commission Expires

Subscribed and sworn to before me,
in my presence, this 10th day of
November, 20 21, a Notary Public
in and for the county of Davidson
state of Tennessee

Notary Public

My Commission Expires July 9, 2024

BOOK 5415 PAGE 85

3434 04/04 83.80- CHECK

Exhibit A

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 1979

Notary Public

MY COMMISSION EXPIRES: 1-15-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 2108 Parkway Towers, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald T. Beard and Naomi G. Beard (NAME)	First Tennessee Bank N.A. Memphis (NAME)	105-10-233
749 Roycroft Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 479 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elizabeth Rosteck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald T. Beard and Naomi G. Beard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 23 on the Plan of S. C. Caldwell's Roycroft Addition, as of record in Book 332, Page 37, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the south side of Roycroft Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elizabeth Rosteck by deed from Charles L. Donnelly and wife, Grace E. Donnelly as recorded in Book 3068, Page 601, said Register's Office.

Map 105-10
Parcel 233

This is unimproved (X) improved property, known as 749 Roycroft Place, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 2nd day of April, 19 79

Elizabeth Rosteck by Ronald K. Nevin, Conservator

ELIZABETH ROSTECK by RONALD K. NEVIN, Conservator