QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

W-QCD-25-821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Angelle L. Fizer	**NEW OWNER**	
(NAME)	(NAME)	**14816002500**
821 Irma Dr.,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLEENE FIZER BEARD, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANGELLE L. FIZER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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 222 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, Register's Office for said County

Said lot fronts 75 feet on the southerly side of Irma Drive and runs back 133 feet on the easterly line and 139 55 feet on the westerly line, to a dead line in the rear, on which it measures 75 29 feet

Being the same property conveyed to Jerry W Maddux and wife, Claudia E Maddus, by deed from Jones Lumber Company, Inc , of record in Book 4261, page 131, Register's Oiffce of Davidson County, Tennessee

Being the same property conveyed to Darleene Fizer by Deed from Jerry W Maddux and wife, Claudia E Maddus, of record in Book 8384, page 194, on June 24th, 1991, and recorded on June 26, 1991, Register's Oiffce of Davidson County, Tennessee The said Darleene Fizer Beard is one in the same as Darleene Fizer

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **821 Irma Dr , Antioch, Tennessee 37013**

Karen Johnson
Batch # 1304091
07/31/2025 11 14 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250731-0060602

Witness my/our hand(s) this the 29 day of July, 2025

Darleene Fizer Beard

Dwight L Beard

Dwight L Beard, spouse of Darleene Fizer Beard, hereby joins in this conveyance and does transfer and convey any and all marital interest Dwight L Beard may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLEENE FIZER BEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29 of July 2025

Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT L BEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29 of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212