Karen Johnson
Batch # 1429460
06/08/2026 12:20:40 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260608-0051485

THIS INSTRUMENT WAS PREPARED BY:
ATTORNEY CYNTHIA GREENE-CAMPBELL
215 2nd Ave. N, Ste. 102
Nashville, TN 37201
615-596-7440
greenelawfirm@aol.com

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value, whichever is greater, for this transfer is $1.00

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DESHON MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this

28th day of April, 2026

NOTARY PUBLIC
My Commission Expires: 11/5/2029

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Erle Stanley Beard 809 Nesbitt Lane Nashville, TN 37115	Same	04207003700

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 22D1468, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LOREE C. BEARD, by these presents do hereby quitclaim and convey unto ERLE STANLEY BEARD, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Julio Molina and wife, Teresa Ortega by Deed from Joann Maynard Hindsley of record in Instrument number 20060405-0038713, Register's Office for Davidson County, Tennessee. Property was then conveyed to Juan Jara and wife, Maria Molina by Quitclaim Deed from Julio Molina and wife, Teresa Ortega dated 4/2/2008 of record in Instrument Number 20080410-0036352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erle S. Beard, unmarried, by Warranty Deed from Juan Jara and wife, Maria Molina of record in Instrument number 20140034903, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 809 Nesbitt Lane, Madison, TN 37115.

Dated this 15th day of April, 2026.

SHERI L. BARFOOT STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Loree Beard x

LOREE C. BEARD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loree C. Beard, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of April, 2026.

Sheri L Barfoot

NOTARY PUBLIC

My Commission Expires: 2.26.2030