This Instrument Prepared By:
John A. Beam, III
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, Tennessee 37228

DOUBLE QUITCLAIM DEED

From: Rita Singer, Mark Singer, and William Singer

To: John A. Beam, III, Trustee

From: John A. Beam, III, Trustee

To: Rita Singer, Mark Singer, and Michael Karl Singer

Name and address of new owner as follows:

Rita Catherine Singer
4924 Buena Vista Pike
Nashville, Tennessee 37218

BILL GARRETT, Davidson County
Trans:T20160035532 DEEDQC
Recvd: 04/29/16 11:57 4 pgs
Fees:22.00 Taxes:0.00
20160429-0042132

Send Tax Bills to: Mark Singer
2011 Bethel Lane
Ashland City, TN 37015

Parcel ID Number: 0590005300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0- (None).

Rita Singer
Affiant

Sworn to and subscribed before me, this the 8th day of April, 2016.

Jennifer B. Spicer
Notary Public

My Commission Expires: August 23, 2016

JENNIFER B. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG 23, 2016

WHEREAS, Rita Catherine Singer deeded her property to two of her sons who were providing care

WHEREAS, Michael Karl Singer is currently offering care for his mother, Rita Catherine Singer, and the parties desire to include him as a remainder beneficiary;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00), and other good and valuable consideration each to the other received, Rita Catherine Singer, Mark Singer, and William Singer hereby quitclaim, and by these presents do transfer and convey all of their right, title and interest to the property described below unto John A. Beam, III, Trustee, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 22, 1967, as follows:

BEGINNING on the easterly margin of Buena Vista Pike at a point 160 feet south on the southwest corner of the property conveyed to Henry Peck, of record in Book 2994, page 377, Register's Office for said County; thence north 69° east 444.7 feet to the center of Whites Creek; thence south 50° 30' east 172.3 feet; thence south 69° west 533.4 feet to the easterly margin of Buena Vista Pike; thence with the same, northerly 150 feet to the beginning, containing 1.72 acres, more or less.

BEING the same property conveyed to Patrick Rowan Singer (deceased) and wife Rita Geist Singer, from L.R. Grimes, Jr., Trustee, by Warranty Deed dated February 6, 1968, of record in Book 4211, Page 759, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark Singer and William Singer, reserving a life estate in Rita Catherine Singer (a/k/a Rita Geist Singer) by Quitclaim Deed dated June 4, 2014 of record in Instrument Number 20130607-0058170, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 4924 Buena Vista Pike, Nashville, TN 37218.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00), and other good and valuable consideration each to the other received, John A. Beam, III, Trustee, hereby quitclaims, and by these presents does transfer and convey all of his right, title and interest to Rita Catherine Singer, who has a life estate for and during her natural life, with the remainder interest to Mark Singer and Michael Karl Singer, as joint tenants with right of survivorship.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of April, 2016.

Rita Catherine Singer

John A. Beam, III, Trustee

Mark Singer

William Singer

Michael Karl Singer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita Catherine Singer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2016.

Jennifer B. Spicer
Notary Public

My Commission expires: August 23, 2016

JENNIFER B. SPICER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Singer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2016.

Jennifer B. Spicer
Notary Public

My Commission expires: August 23, 2016

JENNIFER B. SPICER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Singer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2016.

Jennifer B. Spicer
Notary Public

My Commission expires: August 23, 2016

JENNIFER B. SPICER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Karl Singer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of April, 2016.

Jennifer B. Spicer
Notary Public

JENNIFER B. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

My Commission expires: August 23, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Beam, III, Trustee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26th day of April, 2016.

Leslie Walsh
Notary Public

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

My Commission expires: 3-20-19

This Deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.