This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Richard L. Beasley Jr.** ("Grantor"), an unmarried person, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Sonja M. Dixon,** (Grantee), an unmarried woman all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Royal Crest Subdivision as of record in Book 3700, Page 86, Regiser's Office for said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20060307-0026356** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of April, **2016.**

Richard L. Beasley Jr.
Richard L. Beasley Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Richard L. Beasley Jr.,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, **2016.**

Ashlee Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Richard L. Beasley
AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of April, **2016.**

Ashlee Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**4217 Drakes Ct** **Nashville, TN 37218**
PROPERTY OWNER:	**Sonja M. Dixon**
TAX PARCEL NO.:	**05815002900**
MAIL TAX BILLS TO:	**Owner at Property Address**

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Davidson County	DEEDQC
Recvd: 05/04/16 13:45	1 pgs
Fees:12.00 Taxes:0.00	
20160504-0044087	