THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20160090562 DEEDQC
Recvd: 10/13/16 16:01 2 pgs
Fees:12.00 Taxes:0.00
20161013-0108582

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Nelson Andrew Beck and Robert Pullen 408 Weakley Creek Road Lawrenceburg, TN 38464	New Owner	07209034800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nelson Andrew Beck, a married man***, by these presents do hereby quitclaim and convey unto **Nelson Andrew Beck and Robert Pullen,** his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 913 Cahal Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099112, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phaedra L. Black and husband, Herman L. Black by Warranty deed from Ronald L. Sadler, a unmarried man of record in Instrument No. 20000331-0032283 Register's Office for Davidson County, Tennessee, dated March 24, 2000 and recorded on March 31, 2000.

Being the same property conveyed to Nelson Andrew Beck by Warranty deed from Herman L. Black and Phaedra Black, husband and wife of record in Instrument No. 20160725-0076540 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This is unimproved property also known as 913 Cahal Avenue, Units A & B - Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of September, 2016.

Affiant

My commission expires:
(Affix Seal)

Notary Public

MEREDITH MALLOY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of September, 2016.

Nelson Andrew Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nelson Andrew Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2016.

Notary Public

My Commission Expires: 11/5/18

