PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.



Affiant: Holly Summers

Subscribed and sworn before me, this the 8th day of December, 2016.

Notary Public: Kimberly Beard
My Commission Expires:

Address of New Owner:
Nelson Andrew Beck
1413-B Monetta Avenue
Nashville, TN 37216

Send Tax Bills to:
Same As New Owner

MAP/PARCEL:
063 010 A 002 00CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **AJ Investments, LLC,** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Nelson Beck and Christal Beck, husband and wife,** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 1463 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1461 Neelys Bend, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20161024-0112359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said unit.

Being a portion of the property conveyed to AJ Investments, LLC, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, dated February 26, 2016, of record in Instrument No. 20160302-0020152, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Eric Sox and George Brandt, as Tenants in Common with right of survivorship, by deed from L. Gino Marchetti, Jr., successor Trustee, of record in Instrument No. 200150819-0083770, dated August 19, 2015, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:
1463 Neelys Bend Road
Madison, TN 37115

FILE 24257

BILL GARRETT, Davidson County
Trans:T20160110785 DEEDQC
Recvd: 12/16/16 12:43 2 pgs
Fees:12.00 Taxes:0.00
20161216-0132197

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 8th day of December, 2016.

AJ Investments, LLC
By: Jamie Brandon Day, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the said State and County aforesaid, personally appeared Jamie Brandon Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member of AJ Investments, LLC, the within named bargainor, a limited liability company, and that Jamie Brandon Day as such Member, being authorized to do so executed the foregoing instrument for the purposes therein contained, by signing the name of the association by himself as such officer.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of December, 2016.

Notary Public

My Commission Expires:

