Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Suzanne Hammond Beasley, Trustee of the Suzanne Hammond Beasley Revocable Trust dated March 8, 2017 100 Beech Forge Drive Antioch, Tennessee 37013	**Map & Parcel 163 11 0B 078.00**	**Suzanne Hammond Beasley, Trustee of the Suzanne Hammond Beasley Revocable Trust dated March 8, 2017 100 Beech Forge Drive Antioch, Tennessee 37013**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Suzanne H. Beasley** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Suzanne Hammond Beasley, Trustee of the Suzanne Hammond Beasley Revocable Trust dated March 8, 2017** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **100 Beech Forge Drive, Antioch, Davidson County, Tennessee, 37013**.

BILL GARRETT, Davidson County
Trans:T20170021382 DEEDQC
Recvd: 03/13/17 14:10 3 pgs
Fees:17.00 Taxes:0.00
20170313-0024562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 8th day of March, 2017.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Emerge Law, PLC perform a title examination; and that neither Brian S. Shelton nor Emerge Law, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 8th day of March, 2017.

Suzanne H. Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 6 day of March, 2017.

Notary Public

My Commission Expires:

10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires OCT 31 2017

EXHIBIT A

(Legal Description of the Property)

Being Lot No. 78 on the Plan of 2nd Revision, Section 4, Bell Forge Village of record in Plat Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne H. Beasley, a single woman, by Warranty Deed from William L. Mauck and wife, Melonee D. Mauck, of record at instrument number 20020107-0002360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The property is also subject to the following:

1. Subject to declaration of covenants, conditions and restrictions as amended on the date of this transaction which are of record in Book 5925, page 825, Book 6350, page 858, Book 6651, page 207, Book 6040, page 576, and 938, Book 6306, page 644 along with by-laws of record Book 6040, page 576 and Book 6306, page 644 said Register's Office.

2. Any property taxes that are due and payable.

3. Deed to Home Owners Association of record in Book 7552, page 83 and Book 6887, page 565, Register's Office of Davidson County, Tennessee.

4. Subject to Charter of Homeowners Association as shown of record in Book 6887, page 495 and Book 7491, page 833 and subject to all matters as set forth per Plan Book 6250, page 201 Register's Office of Davidson County, Tennessee.

5. All other easements, restrictions and other matters of record in the Davidson County Register of Deeds office.