Davidson County DEEDQC
Recvd: 08/14/17 15:16 5 pgs
Fees:27.00 Taxes:0.00
20170814-0083311

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Estate of Thomas Earl Beasley Jr. Katherine E. Beasley, Executor Katherine E. Beasley Thomas Earl Beasley III 5111 Dakota Avenue Nashville, TN 37209	Same	103-03-0-085.00 Davidson County

QUITCLAIM DEED

WHEREAS, by that certain Warranty Deed executed on August 19, 2005, Kelcy Leroy Derryberry Sr. conveyed the real property described on Exhibit A hereto (the "Property") to Thomas Earl Beasley Jr. ("Decedent") and Katherine E. Beasley, recorded in the Register's Office of Davidson County, Tennessee at Instrument Number 200508230100137; and

WHEREAS, at the time of such conveyance, it was intended that Thomas Earl Beasley III be included as an equal one-third (1/3) grantee and tenant in common, but that due to an oversight he was not included on the above-referenced deed; and

WHEREAS, at all times since such conveyance, Thomas Earl Beasley III has been treated as an equal one-third (1/3) owner of the Property, including the receipt of a pro rata share of rents and contributing a pro rata share of the costs associated with the Property; and

WHEREAS, Decedent died testate on May 20, 2016, leaving a validly executed last will and testament, which has been probated and is properly recorded on Docket Number 16P985, Probate Court for Davidson County, Tennessee, and Katherine E. Beasley is the duly qualified and acting executor of such estate; and

WHEREAS, Katherine E. Beasley, individually and as executor of the estate of Decedent, intends to correct such mistake by conveying a one-third interest in the Property to Thomas Earl Beasley III, to be effective as of the date of the above-referenced conveyance, said date being August 19, 2005.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, KATHERINE E. BEASLEY, individually and as EXECUTOR OF THE ESTATE OF THOMAS EARL BEASLEY JR., does hereby quitclaim, and by these presents transfer and convey unto THOMAS EARL BEASLEY

III, his heirs and assigns, a one-third (1/3) undivided interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto, so that following the conveyance described herein, the estate of Thomas Earl Beasley Jr., Katherine E. Beasley, and Thomas Earl Beasley III will each own a one-third (1/3) undivided interest in the Property as tenants in common, such transfer and conveyance to be effective as of August 19, 2005.

This is improved property known as 102 53rd Avenue, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including all matters shown on the plan of record in Plat Book 3300, Page 24, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 8 day of August, 2017.

KATHERINE E. ~~BEASLEY~~

EXECUTOR

ESTATE OF THOMAS EARL BEASLEY JR.
By: Katherine E. Beasley, executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Katherine E. Beasley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument individually and as executor of the estate of Thomas Earl Beasley Jr. for the purposes therein contained.

WITNESS my hand, at office, this 8th day of August, 2017.

Barbara Holbrook
Notary Public

My Commission Expires:
7-6-2020

BARBARA HOLBROOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Thomas Earl Beasley III

Subscribed and sworn to before me
this 10 day of August, 2017.

Notary Public

My Commission Expires:
07 02 2018

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Dickens Subdivision, of record in Book 3300, Page 24, Register's Office for said County, as follows:

Said Lot No. 7 fronts 47 feet on the easterly side of 53rd Avenue North and runs back between parallel lines 131 feet to a dead line.

BEING the same property conveyed to Thomas Earl Beasley Jr. and Katherine E. Beasley, by deed from Kelcy Leroy Derryberry Sr., of record in Book 20050823, Pages 100137-38, Register's Office, Davidson County, Tennessee.

23365107.2

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am 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.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

