This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 09/01/17 14:14 4 pgs
Fees:22.00 Taxes:0.00
20170901-0090282

The actual consideration is $0.00.

AFFIANT

NEW OWNER:

John W. Beach, III and Lindley Beach
PO Box 120762
2006 Acklen Ave.
Nashville, TN 37212

Subscribed and sworn to before me this
the 1st day of September, 2017.

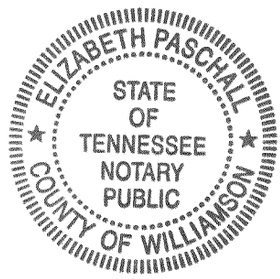
NOTARY PUBLIC

My Commission Expires: 5/30/21

SEND TAX BILLS TO:
New owner

MAP/PARCEL:

119-14-0-224.00



QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, John W. Beach, III (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to John W. Beach, III and Lindley Beach, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 50 feet on the Southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to John W. Beach, III, by Warranty Deed from Thomas Cleppe and Nancy Cleppe, husband and wife, of record in Instrument No. 20170809-0081641, Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 9, 2017.

This property is commonly known as 265 Morton Ave Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 1st day of September, 2017.

GRANTOR:

John W. Beach III

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John W. Beach III and with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 1st day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 3/10/2019

20171439R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

