Bill Garrett Davidson County
Batch# 71419 DEEDQC
03/20/2018 04:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180320-0026313

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)
Thomas Earl Beasley Jr. Family Trust Katherine E. Beasley, Trustee Katherine E. Beasley Thomas Earl Beasley III 5111 Dakota Avenue Nashville, TN 37209	Same	091-16-0-271.00 Davidson County

EXECUTOR'S QUITCLAIM DEED

WHEREAS, Thomas Earl Beasley Jr. ("Decedent") acquired an interest in the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, Decedent died testate on May 20, 2016, leaving a validly executed last will and testament dated October 30, 2007 (the "Will"), 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 Decedent's estate; and

WHEREAS, at the time of Decedent's death, Decedent owned a one-third (1/3) undivided interest in the Property; and

WHEREAS, in accordance with the terms of the Will, the residuary estate, of which the Property is a part, passes to the Thomas Earl Beasley Jr. Family Trust.

NOW THEREFORE AND PURSUANT TO the authority granted to her as executor under the Will, Katherine E. Beasley, as executor of the ESTATE OF THOMAS EARL BEASLEY JR., and not further or otherwise, does hereby quitclaim, and by these presents transfer and convey unto Katherine E. Beasley, as trustee of the THOMAS EARL BEASLEY JR. FAMILY TRUST, her successors and assigns, all of her right, title, and interest, as executor of Decedent's estate, in and to that certain tract or parcel of land located in Davidson County, Tennessee, described on Exhibit A hereto.

This is improved property known as 4111 Dakota 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.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14 day of March, 2018.

ESTATE OF THOMAS EARL BEASLEY JR.:

By: _____
Name: Katherine E. Beasley
Its: Executor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

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 as executor of the estate of Thomas Earl Beasley Jr. for the purposes therein contained.

WITNESS my hand, at office, this 14th day of March, 2018.

_____
Notary Public

My Commission Expires:
Sept. 7, 2020

MARY ELAINE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

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

_____
KATHERINE E. BEASLEY

Subscribed and sworn to before me
this 14th day of March, 2018.

_____
Notary Public

My Commission Expires:
Sept 7, 2020

MARY ELAINE REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

BEING the east 40.0 feet of Lot No. 2 and the west 20.0 feet of Lot No. 3 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Thomas Earl Beasley Jr. (a/k/a Earl Beasley Jr.), Thomas Earl Beasley III, and Katherine E. Beasley, by warranty deed from Darleen Sandoval and husband, Damon Maes, of record in Book 20050318, Pages 0030071-02, Register's Office, Davidson County, Tennessee.

24466900.1

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)

