This Instrument Prepared By:
DAN PERRY
FIDELIS LAW, PLLC
216 Centerview Drive, Suite 317
Brentwood, TN 37027

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes:

Bill Garrett Davidson County
Batch# 132193 **DEEDQC**
08/23/2018 09:37:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180823-0083561

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Tax Map-Parcel*** |
|---|---|---|
| DAVID BEECH, TRUSTEE<br>THE DAVID BEECH AND NATALYA<br>MOSKALYOVA LIVING TRUST<br>4410 Sunnybrook Drive<br>Nashville, Tennessee 37205 | SAME | 130 07 0 099.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(4)).

DAVID BEECH

Sworn to and subscribed before me this 14th day of August, 2018.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

# QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, DAVID BEECH, have this date bargained and sold, and do hereby release, quitclaim, transfer and convey unto THE DAVID BEECH AND NATALYA MOSKALYOVA LIVING TRUST, dated July 30, 2018, and any amendments thereto, all of my right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

**LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"**

Being the same property conveyed to David Beech, a married man, by warranty deed from David A. Beech and Natalya Y. Moskalyova, Married, recorded in Deed Instrument 20180613-0056773 in the Register's Office in Davidson County, Tennessee.

Any and all further limitations, restrictions, easements, rights-of-way and encumbrances that may affect the premises.

The legal description is the same as that of the prior recorded deed.

This is improved property known as: 4410 Sunnybrook Drive, Nashville, TN 37205.

WITNESS OUR HANDS this 14th day of August 2018.

DAVID BEECH

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID BEECH, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of August, 2018.

NOTARY PUBLIC

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

# EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF RE-SUBDIVISION OF PART OF ROYAL OAKS OF RECORD IN PLAT BOOK 1424, PAGE 31, 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. 13 FRONTS 150 FEET ON THE EASTERLY SIDE OF SUNNYBROOK DRIVE, AND RUNS BACK 310.67 FEET ON THE NORTH LINE AND 308.44 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, MEASURING 150 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO DAVID A. BEECH AND NATALYA Y. MOSKALYOVA, MARRIED BY GENERAL

WARRANTY DEED FROM MITCHELL A. BINDER, UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20171219-0129072 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 18, 2017 AND RECORDED ON DECEMBER 19, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $1,795,000.00.) BEING ALSO KNOWN AS 4410 SUNNYBROOK DRIVE NASHVILLE, TENNESSEE 37205.