Karen Y Johnson Davidson County
Batch# 136575 DEEDQC
09/04/2018 11:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180904-0087237

**THIS INSTRUMENT PREPARED BY:**

**MUSIC CITY ESTATE LAW**
**3201 WEST END AVE., SUITE 400**
**NASHVILLE, TENNESSE 37203**
**(615) 628-7775**

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00. This is a transfer to a revocable living trust.

Affiant

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

Notary public

My commission Expires: 07/11/2021

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| William Pierce Beckham<br>1245 Brentwood Highlands Dr.<br>Nashville, TN 37211 | William Pierce Beckham<br>1245 Brentwood Highlands Dr.<br>Nashville, TN 37211 | 172040A02800 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, William Pierce Beckham, the Grantor, does hereby quitclaim, transfer and convey unto William Pierce Beckham as Trustee of the William Pierce Beckham Living Trust dated August 14, 2018, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 73 on the plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in book 9700, Page 773, as revised in Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley D. Clark, Jr. by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation dated April 27, 2001, of record in Instrument No 20010503-0045401, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Pierce Beckham by Warranty Deed from Stanley . Clark, Jr. and Nancy Clark, Husband and Wife, dated December 29, 2015 and recorded on December 31, 2015 as Document No. 20151231-0131562 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1245 Brentwood Highlands Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomever.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of August, 2018.

William Pierce Beckham, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, William Pierce Beckham, Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public
Justin Gilbert
My commission expires: July 11, 2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

# Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other 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.

*Signature*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7-11-2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731