THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Wyatt Herndon
5555 Glenridge Connector
Suite 400
Atlanta, GA 30342

File No.: 1838715N

Karen Y Johnson Davidson County
Batch# 150889 DEEDQC
10/11/2018 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181011-0101069

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
4410 Sunnybrook Dr. Nashville, TN 37205	David Beech 4410 Sunnybrook Dr. Nashville, TN 37205	130 07 0 099.00

THIS INDENTURE made this 4 day of October, 2018 between, David Beech, a married man, First Party and David Beech and Natayla Moskalyova, as Trustees of the David Beech and Natayla Moskalyova Living Trust Dated July 30, 2018, Second Parties:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

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.

Parcel ID: 130 07 0 099.00

Commonly known as 4410 Sunnybrook Drive, Nashville, TN 37205
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20180823-0083561 in the Register's Office of Davidson County, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

XTO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said [illegible] forever, and [illegible] shall at any time, claim or demand any right, title or interest to the aforesaid tract of land or its appurtenances.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 4 day of October, 2018

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Beech, a married man, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 4 day of October, 2018

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires May 22, 2022

Notary Public

My Commission Expires: 5/22/22

David Beech

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4 day of October, 2018

Notary Public

My Commission Expires: 5/22/22

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires May 22, 2022

True Copy Certification

I, Pamela S. Robinson, 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.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Warren Fields, a notary public for this county and state, Pam Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

W. Fields

Notary's Signature

My Commission Expires: 2-5-20

Notary' Seal (if on paper)

