QUITCLAIM DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beam Construction, LLC.	**Same**	**092-03-0-069.00**
(NAME)	(NAME)	
P.O. Box 158394	Karen Johnson Davidson County Batch# 197161 **DEEDQC** 02/20/2019 11:55:53 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190220-0015375	
(ADDRESS)		
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AZAT ISMAGILOV, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BEAM CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 40 FEET OF LOT NO. 2 OF BLOCK 1 IN THE SUBDIVISION OF THE HEFFERNAN PLACE, AS OF RECORD IN BOOK 161, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT NO. 2 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF MEHARRY BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO AZAT ISMAGILOV, BY WARRANTY DEED FROM SANDRA B. ANDERSON, OF RECORD IN INSTRUMENT NUMBER 20181023-0104940, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

FOR THE PURPOSE OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT A PRIMARY MARITAL RESIDENCE.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2403 Meharry Blvd., Nashville, Tennessee 37208**

Witness our hands this the 15th day of February, 2019.

AZAT ISMAGILOV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AZAT ISMAGILOV,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2019.

Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019