Karen Johnson Davidson County
Batch# 202795 DEEDQC
03/06/2019 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190306-0020618

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Rutherford

The **actual consideration or value**, whichever is greater, for this **transfer is $-0.**

Affiant

Subscribed and sworn to before me, this 28 day of **February, 2019.**

Notary Public

My commission expires: 5-22-22

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Amanda Beaty	**New Owner**	**08305035300**
1411 Franklin Avenue	**Same**	
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROGER K. BEATY and AMANDA BEATY, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto AMANDA BEATY and BARRY LITTRELL, Wife and Husband, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Subdivision of Part of The Weakley Home Place of record in Book 421, Page 36, Register's Office of said County, to which plats reference is hereby made for a more particular description.

Being the same property conveyed Roger K. Beaty, married, and Amanda Beaty, unmarried, by deed from Thomas Jutz and Eva Stabenow, husband and wife, dated 5/12/06 of record in Instrument No. 200605180058533, Register's Office of Davidson County, Tennessee. Roger K. Beaty makes oath that the within described property has not been his principal and/or marital residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson, Tennessee

For recital purposes, the above-described property is improved property known as 1411 Franklin Avenue, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein

28th ~~4th~~ February ~~AG~~ March

WITNESS my/our hand(s) this ~~28th~~ 28 day of ~~February~~, 2019.

Roger K Beaty

ROGER K. BEATY

Georgia ~~AG~~

STATE OF ~~TENNESSEE~~

COUNTY OF Cobb

Personally appeared before me, a Notary Public of said County and State, Roger K. Beaty Beaty, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of ~~February~~ March ~~AG~~ February ~~AG~~, 2019.

My commission expires: 01-13-23

NOTARY PUBLIC

AMBER GALLOWAY
Notary Public - State of Georgia
Cobb County
My Commission Expires Jan 13, 2023

Preparer makes no representation as to the accuracy of the information contained herein

WITNESS my/our hand(s) this 28 day of February, 2019.

Amanda Beaty
AMANDA BEATY

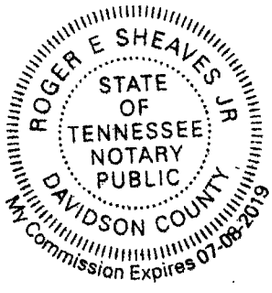
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Amanda Beaty, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of February, 2019.

My commission expires: 7-8-19

NOTARY PUBLIC



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11 30 2020

Notary's Seal (if on paper)

