Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 219411 DEEDQC
04/18/2019 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190418-0035692

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP&PARCEL
Chase Beck 322 Brentwood Oaks Dr. Ste 322 Nashville, TN 37211	Owner	061-14-0-067.00

FOR AND IN CONSIDERATION of the sum of 0 dollars and no/100 ($0.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Alpha Real Estate Solutions** has this day bargained and sold, and do hereby transfer and convey unto the said **Chase Beck** the Grantees herein, their successors, heirs and assigns, all his right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit A of 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180108-0002532, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180108-0002532, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alpha Real Estate Solutions by Warranty deed from 1049 Horseshoe Drive, LLC a Tennessee limited liability company of record in Instrument No: 20180205-0011533, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 5, 2018.

This is improved (X) property, known as: 1049A Horseshoe Dr. Nashville, TN 37216

Whenever 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 17th day of April, 2019.

Alpha Real Estate Solutions

Chase Beck, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Chase Beck, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Alpha Real Estate Solutions, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of April, 2019.

A C Hall
Notary Public

My Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

(Affiant)

A C Hall

Notary

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY