# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

G-VRES-19-2021-05

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Beech 5 Holdings, LLC** | | |
| (NAME) | (NAME) | **105-10-0T-005.00-CO** |
| **1001 Overton Lea Road** | **Same** | |
| (ADDRESS) | (ADDRESS) | |
| , **Nashville, TN 37220** | | |
| (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, **BEECH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEECH 5 HOLDINGS, LLC,** hereinafter called the Grantee(s), 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 Unit 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Beech Place, a Townhouse Planned Unit Development of record as Instrument No. 20180713-0068140 and amended in Instrument No. 20180717-0069584 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Beech Development, LLC, A Tennessee Limited Liability Company by Quitclaim deed from David C. Dorris, married of record in Instrument No. 20180717-0069585 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 17, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2021 Beech Ave #5, Nashville, Tennessee 37204**.

Karen Johnson Davidson County
Batch# 235988 **DEEDQC**
05/29/2019 01:22:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190529-0050734

Witness my/our hand(s) this the 24th day of [illegible], 2019.

Beech Development, LLC, a Tennessee Limited Liability Company

BY: _____
David C. Dorris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. DORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BEECH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212