Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6852

Karen Johnson Davidson County
Batch# 389518 DEEDQC
04/22/2020 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200422-0042052

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Subscribed and sworn to before me, this the 10 day of April, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth D. Bever and Rhonda L. Bever 2720 North Highlands Drive Nashville, TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane Suite#200 Knoxville, TN 37923	142-16-0C-014.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, Kenneth D. Bever and Rhonda L. Bever, Trustees under **The Kenneth and Rhonda Bever Living Trust, dated March 25, 2016** ("Grantor") do/does hereby quitclaim and convey unto Kenneth D. Bever and Rhonda L. Bever, husband and wife ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat, Devon Highlands, Phase 1 of record in Plat Book 7900, Page 428, 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 the same property conveyed to Kenneth D. Bever and Rhonda L. Bever, Trustees, or their successors in trust, under the Kenneth and Rhonda Bever Living Trust dated March 25, 2016, by deed from Kenneth D. Bever and Rhonda L. Bever, husband and wife, of record in Instrument No. 20170818-0085029, Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 18, 2017. Also see Warranty Deed in Instrument No. 20170818-0085027. (Value or consideration shown in aforementioned deed $378,000.00.)

This is ☒ improved or ☐ unimproved property located at: **2720 North Highlands Drive, Nashville, TN 37221**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2020.

GRANTOR:

Kenneth D. Bever

Kenneth D. Bever, Trustee

Rhonda L. Bever

Rhonda L. Bever, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth D. Bever, as Trustee and Rhonda L. Bever, as Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they are authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers

Notary Public
My Commission expires: _____

202004220042052

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM