Karen Johnson Davidson County
Batch# 406762 DEEDQC
05/27/2020 02:23:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200527-0054602

QUITCLAIM DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

R-CS-20-873

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 18th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
615 383 2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel and Joshua W. Beckham	**CapStar Bank**	
(NAME)	(NAME)	**108-12-0-275.00**
873 Sandburg Place	**2002 Richard Jones Road Ste: A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**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, **RACHEL BECKHAM (FORMERLY KNOWN AS RACHEL A WOODS) AND JOSHUA W. BECKHAM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL BECKHAM AND JOSHUA W. BECKHAM, WIFE AND HUSBAND** 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 Lot No. 20 on the plan or Elmcrest Subdivision, of record in Book 7900, page 52, Register's Office for said County.

Said Lot No. 20 fronts 56.03 feet on the Southeasterly margin of Sandburg Place and extends back 174.31 feet on the Southerly line which is a broken line and 137.48 feet on the Northerly line to a dead line in the rear, measuring 67.30 feet thereon.

Being the same property conveyed to Rachel A. Woods and Joshua W. Beckham, wife and husband by Warranty deed from Susan Dee Maywood, unmarried of record in Instrument No. 20181129-0116430 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 29, 2018.

The said Rachel A. Woods having since married and now being known as Rachel Beckham.

This is **improved** property known as: **873 Sandburg Pl, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 18th day of May, 2020.

Rachel Beckham

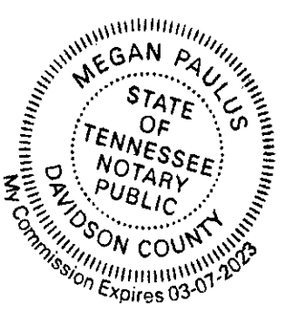
Joshua W. Beckham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL BECKHAM, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

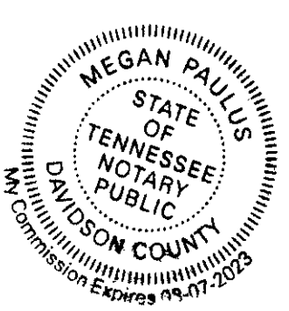


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA W. BECKHAM, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rachel and Joshua Beckham
873 Sandburg Place
Nashville, TN 37214