Karen Johnson Davidson County
Batch# 440826 DEEDQC
07/20/2020 02:38:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200720-0079467

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Beavin Properties, LLC 227 Haverford Avenue Nashville, TN 37205	Same	091 13 0 006.00

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **PATRICK BEAVIN AND SARAH BEAVIN, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **BEAVIN PROPERTIES, LLC** ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as set forth on Exhibit A attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Affiant

Notary Public

My Commission Expires: LISA WOODRUFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

This is improved property, known as 3654 Columbia Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 10th day of July, 2020.

PATRICK BEAVIN

SARAH BEAVIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK BEAVIN, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 10th day of July, 2020.

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH BEAVIN, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 10th day of July, 2020.

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45 of Block "E" on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 45 fronts 60 feet on the northerly side of Columbia Avenue, and runs back between parallel lines, 150 to a dead line.

Being the same property conveyed to Sarah Beavin and Patrick Beavin, wife and husband, by Warranty Deed from Sheridan H. Grime and Jason M. Grime, wife and husband, of record as Instrument No. 20190603-0052198, in said Register's Office for Davidson County, Tennessee.