Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 446803 DEEDQC
07/30/2020 11:32:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200730-0084078

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24 day of July, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Pawlarczyk Beckmann and Chase J Beckmann 1511 Wendell Avenue Nashville, TN 37206	New Owner	073-13-0-080.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jessica Elizabeth Pawlarczyk n/k/a Jessica Pawlarczyk Beckmann, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jessica Pawlarczyk Beckmann and Chase J Beckmann, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Westerly 175 feet of Lot Nos. 71 to 74, inclusive, of Block A on the Plan of Davis Heights of record in Plat Book 843, Page (s) 104 and 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 71 and 74, inclusive, front together 100 feet on the Easterly side of Wendell Avenue and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jessica Elizabeth Pawlarczyk by Warranty deed from Margot L. Collins, a single person of record in Instrument No. 20180622-0060647 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 22, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July 2020.

Jessica Pawlarczyk Beckmann

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jessica Pawlarczyk Beckmann**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of July 2020.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021