(i)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 481239 **DEEDQC**
09/23/2020 08:48:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200923-0108952

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16th DAY OF September, 2020.

NOTARY PUBLIC
COMMISSION EXPIRES:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

ADDRESS OF NEW OWNER:
C & W Properties
1033 Shoreham Street
Murfreesboro, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
147-16-0-202.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Christopher G. Beggin and wife, Wendy A. Beggin,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of his right, title and interest to the hereinafter described property to **C & W Properties, a Tennessee general partnership,** (hereinafter referred to as "GRANTEES"), its successors and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

The following described realty located in the First (1st) Civil District of Davidson County, Tennessee, according to a survey by William H. Anderson, dated July 30, 1984, to-wit:

Beginning at a point in the westerly margin of Nolensville Road, said point being the southwest corner of the Humbolt Oil tract of record in Book 3097, page 92, Register's Office for Davidson County, Tennessee, thence with the westerly margin of said road South 7 degrees 52 minutes 30 seconds East 204.18 feet to an iron pin; thence leaving said road South 88 degrees 36 minutes 11 seconds West 149.13 feet to a point, said point being the Southwest corner of this tract and the southeast corner of Tract 1 described in the aforementioned survey, thence with the easterly margin of Tract 1 North 7 degrees 52 minutes 30 seconds West 211.16 feet to a point in the southwest corner of said Humbolt Oil tract; thence South 88 degrees 44 minutes 55 seconds East 150.08 feet to the point of beginning, containing 0.71 acres, more or less.

Being the same property conveyed to Christopher G. Beggin and wife, Wendy A. Beggin, by Warranty Deed dated December 14, 2015, from Pamela Roberts Allen, Trustee for the SPJ Trust dated October 18, 2007, of record in Instrument No. 20160113-0003437, Register's Office for Davidson County, Tennessee.

Said property has never been grantor, nor grantor's spouse's primary residence.

This property is commonly known as: 5015 Nolensville Pike, Nashville, TN 37211

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

IN WITNESS WHEREOF, this document was executed this 18 day of September, 2020.

Christopher G. Beggin

Wendy A. Beggin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher G. Beggin and Wendy A. Beggin, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of September, 2020.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024