Karen Johnson Davidson County
Batch# 496586 DEEDQC
10/15/2020 02:07:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20201015-0120111

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

**After recording return to:**
**Amrock**
**662 Woodward Avenue**
**Detroit Michigan 48226**

**NEW OWNERS and**
**Send tax bill to:**
**Michael C. Tackeff**
**Samantha Petrillo Beik**
**702 Wedgewood Park Apt 405**
**Nashville Tennessee 37203**

Real Estate Tax ID Number: **105100C02100CO**

**This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.**

**QUITCLAIM DEED**
**Under T.C.A. Section 66-5-103(B)(2)** (1)

67332429-57149850 3450380413

**This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4). This is not David Leland Beik's homestead and his homestead is listed herein.**

THIS QUITCLAIM DEED, made this 22 day of MAY, 2020 by and between **Michael C. Tackeff and Samantha Petrillo Beik, husband and wife, and David Leland Beik, a married man, as joint tenants**, whose post office address(es) is/are **702 Wedgewood Park Apt 405, Nashville, Tennessee 37203 and 2106 Delancey St., Philadelphia, Pennsylvania 19103,** as party or parties of the first part, "Grantor", and **Michael C. Tackeff and Samantha Petrillo Beik, husband and wife,** whose post office address(es) is/are **702 Wedgewood Park Apt 405, Nashville, Tennessee 37203**, as party or parties of the second part, "Grantee",

**WITNESSTH:**

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

**SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.**

**PROPERTY ADDRESS: 702 Wedgewood Park Apt 405, Nashville, Tennessee 37203**

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Michael C. Tackeff (SEAL)
Michael C. Tackeff

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michael C. Tackeff,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Michael C. Davis, JR
Commission Expiration Date: July 5, 2021

MICHAEL C. DAVIS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 5, 2021



67332429

Samantha Petrillo Beik (SEAL)
Samantha Petrillo Beik

STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Samantha Petrillo Beik**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: MICHAEL C. DAVIS, JR
Commission Expiration Date: JULY 5, 2021

MICHAEL C. DAVIS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 5, 2021



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(SEAL)
David Leland Beik

STATE OF PA

COUNTY Philadelphia, to wit:

Personally appeared before me, a Notary Public of said county and State, **David Leland Beik**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name:
Commission Expiration Date: Aug 14, 2023

Commonwealth of Pennsylvania - Notary Seal
PETRA PEREZ, Notary Public
Montgomery County
My Commission Expires August 14, 2023
Commission Number 1235956

**AFFIDAVIT OF CONSIDERATION**

**SEE NEXT PAGE**

**STATE OF TENNESSEE**
**COUNTY OF _____ to wit:**

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is** ZERO DOLLARS ($0.00) .

_____(SEAL)
**Affiant**

**Subscribed and sworn to before me on this the _____ day of _____, 20____.**

_____
**Notary Public**
**NAME: _____**

**My Commission Expires: _____**



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see previous page (SEAL)
David Leland Beik

STATE OF _____

COUNTY _____, to wit:

Personally appeared before me, a Notary Public of said county and State, **David Leland Beik**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name:
Commission Expiration Date:

**AFFIDAVIT OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON **to wit:**

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is** ZERO DOLLARS ($0.00) .

_____**(SEAL)**
**Affiant**

**Subscribed and sworn to before me on this the** 22 **day of** MAY **,** 2020 **.**

_____
**Notary Public**
**NAME:** MICHAEL C. DAVIS JR

**My Commission Expires:** JULY 5, 2021

MICHAEL C. DAVIS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 5, 2021



67332429

## EXHIBIT A

**Legal Description:**

**Land situated in the County of Davidson in the State of TN**

**A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B-4A5 OF WEDGEWOOD PARK, PHASE 3, A CONDOMINIUM, AS SET FORTH IN THE SECOND SUPPLEMENT TO THE MASTER DEED FOR WEDGEWOOD PARK ANNEXING PHASE 3 PROPERTY, OF RECORD IN INSTRUMENT NO. 20070731-0090822, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWS AS PART OF EXHIBIT B THEREIN. SAID SECOND SUPPLEMENT ANNEXES THE SUBJECT PROPERTY INTO THE MASTER DEED ESTABLISHING WEDGEWOOD PARK, OF RECORD IN INSTRUMENT NO. 20050510-0052804, AND AMENDED IN INSTRUMENT NO. 20060216-0019060 AND INSTRUMENT NO. 20060228-0022838, SAID REGISTERS OFFICE, UNDER THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR WEDGEWOOD PARK, AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH AS EXHIBIT C OF SAID SECOND SUPPLEMENT, AS AMENDED.**

**Being the same property conveyed to Michael C. Tackeff and Samantha Petrillo Beik, husband and wife, and David Leland Beik, a married man, as joint tenants, by deed dated May 3, 2018 of record in Deed Instrument/Case No. 20180504-0043058, in the Office of the Davidson County Register of Deeds.**

Parcel Identification Number: 105100C02100CO
Commonly Known As: 702 Wedgewood Park Apt 405, Nashville, Tennessee 37203

# True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne