Karen Johnson Davidson County
Batch# 516610 DEEDQC
11/13/2020 01:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0134349

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Map & Parcel(s)
Charles Besharian and Ceil Chapman Community Property Trust Charles Michael Besharian and Ceil Michele Chapman, Co-Trustees 905 Tyne Boulevard Nashville, TN 37220	Same	Map: 146-01 Parcel: 028.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, CHARLES M. BESHARIAN and wife, CEIL M. CHAPMAN, by these presents do hereby quitclaim, and by these presents transfer and convey unto Charles Michael Besharian and Ceil Michele Chapman, as Co-Trustees of the CHARLES BESHARIAN AND CEIL CHAPMAN COMMUNITY PROPERTY TRUST, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 905 Tyne Boulevard, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premise, including the following:

1. All matters shown on the Plan of record in Plat Book 974, page 77, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 1st day of September, 2020.

CHARLES M. BESHARIAN

CEIL M. CHAPMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, CHARLES M. BESHARIAN and CEIL M. CHAPMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2020.

Jennifer Roberts

Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this
1st day of September, 2020.

Jennifer Roberts

Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lot One, Bridal Path Estates, Block B, of record in Book 6900, page 572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Besharian and wife, Ceil M. Chapman, by warranty deed from Warren F. McPherson and Ellen Crook McPherson, as tenants by the entirety, of record in Book 7600, Pages 448-50, Register's Office, Davidson County, Tennessee.

28630132.1

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 5/3/21

Notary's Seal (if on paper)

