This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 540375 DEEDQC
12/22/2020 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201222-0152545

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the ___ September, 2020

Notary Public

My Commission expires ____/____/____

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
BEC Innovations, LLC
105 Imperial Blvd, P.O. Box 1461
Hendersonville, TN 37075

SEND TAX BILLS TO:
BEC Innovations, LLC
105 Imperial Blvd, P.O. Box 1461
Hendersonville, TN 37075
MAP AND PARCEL NUMBER: 02613005100

QUITCLAIM DEED

20NT02579

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Blair Roedel and Cody Roedel, wife and husband

By these presents do remise, release and **QUITCLAIM** unto

BEC Innovations, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 3 on the Plan of Goodlettsville Heights Section Six, a plat of which is of record in Book 3600, page 98, Register's Office of Davidson County, Tennessee.

Being the same property conveyed Blair Roedel and Cody Roedel, wife and husband, by Warranty Deed from Travis Dean Leonard and wife, Markeela Dawn Leonard 10/9/20 and recorded 10/9/20 as Instrument No. 20201009-0117410, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Dean Leonard and wife, Markeela Dawn Leonard, by Warranty Deed from Trustees of Goodlettsville Southern Methodist Church, dated 09/07/2006 and recorded 09/11/2006 as Instrument No. 20060911-0111794, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 304 Draper Cir, Goodlettsville, TN 37072

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of October 2020

Blair Roedel, member, BEC Innovations, LLC

State of TN }
County of ~~Davidson~~ Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Blair Roedel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president (or other officer authorized to execute the instrument) of **BEC Innovations, LLC** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal at office, this the 12th day of October, 2020.

Notary Public

My commission expires: 04/19/2021

DREW WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-19-2021

Blair Roedel

State of Tennessee }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Blair Roedel** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of October, 2020.

Notary Public

DREW WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-19-2021

Cody Roedel

State of Tennessee }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cody Roedel** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of October, 2020.

Notary Public

My Commission expires: 04 / 19 / 2021.

DREW WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-19-2021

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024