Karen Johnson Davidson County
Batch# 552196 DEEDQC
01/12/2021 09:13:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210112-0005068

Prepared By:
Vanderkooi Law, PLC
718 Thompson Lane, Suite 108-235
Nashville, TN 37204
(615) 953-3728

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Karen Beck 448 Flintlock Court Nashville, TN 37217	Karen Beck 448 Flintlock Court Nashville, TN 37217	Map 135-16-0-B Parcel 024.00co

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **GRANTOR, John Beck**, as heir-at-law to Richard Beck, has bargained and sold, and by these presents does quitclaim, transfer and convey all of his right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Karen Beck** an unmarried woman.

This is improved property known as **448 Flintlock Court, Nashville, TN 37217.**

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

Witness the execution of this Deed by the undersigned as of this the 25th of NOVEMBER, 2020.

GRANTOR:

John Beck

[Signature page to follow]

Witness my hand this 25th day of November 2020.

John Beck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **John Beck** evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me this 25th of November 2020.

Notary Public

My Commission Expires: 10/2/2023

KRISTEN VANDERKOOI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NO RECORDATION TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(4) BECAUSE THIS IS A QUITCLAIM DEED AND THE ACTUAL CONSIDERATION GIVEN FOR THIS CONVEYANCE IS $1.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Unit No. 24 on the Plan of Woodridge at Nashboro Village, Nashboro Village – Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard Beck, an unmarried man, by Warranty Deed dated November 23, 2010, from Arshi Nasseh and Nasser Nasseh, of record in Instrument No. 20101129-00944841, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Administrator's Deed pursuant to the death of Richard Beck. # 20210112-0005047

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20101129-00944841, and in Instrument No. 20050520-0056888, said Register's Office; By-Laws of record in Instrument No. 20021106-0136459, said Register's Office; Declaration of Covenants and Restrictions of record in Book 4827, Page 14, said Register's Office; easements and setback lines as set forth on the above plan of record.