THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney at Law
108 Harding Place, Suite 203
Nashville, Tennessee 37205

This instrument was prepared based on information provided by the bargaining parties, with no title exam made, and without additional title insurance issued. The bargaining parties therefore hold the preparer harmless from any and all related liability.

Karen Johnson Davidson County
Batch# 573291 DEEDQC
02/11/2021 02:02:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210211-0019957

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Jacqueline and Doug Beaton
462 Stacy Drive
Nashville, TN 37221

SEND TAX BILLS TO:

NEW OWNER

TAX MAP & PARCEL:

MAP NO. 142-02-0
PARCEL NO. 059.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration for this transfer is ZERO and 00/100 DOLLARS ($0.00). No recordation tax is due, pursuant to T.C.A. § 67-4-409(a)(4).

Jacqueline Beaton
AFFIANT

Sworn to and subscribed before me,
this the 8th day of FEBRUARY 2021.

CHARLES B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Charles B. Griffith
Notary Public
My Commission Expires: 7.9.2022

FOR AND IN CONSIDERATION care and support, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, JACQUELINE R. BEATON, (the "Grantor," herein), by these presents and having the intention to create an estate by the entireties, does hereby quitclaim and convey her entire interest in the following described property to JACQUELINE R. BEATON and spouse, DOUGLAS CHANCE BEATON ("Grantee," collectively herein), to hold as tenants by the entirety, and their successors and assigns forever, the property conveyed hereby being that tract or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90, Cross Timbers Section 2, as of record in Book 370, Pg. 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 85 feet on the southwesterly margin of Stacy Drive and runs back 150 feet between parallel lines to a line at the rear measuring 85 feet thereon.

AND BEING IMPROVED PROPERTY commonly referred to and located at 7463 Stacy Drive, Nashville, TN 37221.

BEING THE SAME PROPERTY conveyed to Jacqueline R. Beaton by Quitclaim Deed, dated January 17, 2020 and recorded on January 27, 2020, as Instrument No. 20200127-0009700 in the Register's Office for Davidson County, Tennessee.

And said property is conveyed subject to any and all existing set-back lines, limitations, restrictions, and encumbrances of record as affect the premises.

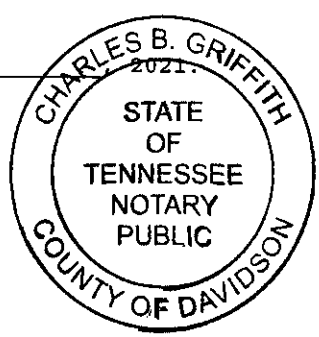
WITNESS MY HAND as of this 8th day of FEBRUARY, 2021.

x Jacqueline Beaton
JACQUELINE R. BEATON, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within-named Grantor, JACQUELINE R. BEATON, who proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Grantor, does execute the foregoing instrument for the purposes therein contained as and for her own free act and deed.

WITNESS MY HAND, this Eighth day of February, 2021.



Charles B. Griffith
NOTARY PUBLIC
My Commission Expires: