Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
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Karen Johnson Davidson County
Batch# 579096 DEEDQC
02/25/2021 04:01:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0024292

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Morgan Brett Beaty	New Owner	82-13-E-310.00CO
817 3rd Avenue N., Condo #310		
Nashville, TN 37201		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Russell H. Beaty, Married, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Morgan Brett Beaty, (hereinafter referred to as "Grantee"), his successors and assigns, a one hundred percent (100%) interest in and to the following described property located in Nashville, Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 310 WITH ALL RIGHTS AND APPURTENANCES THERETO BELONGING AS SET OUT IN THE MASTER DEED OF DISTRICT LOFTS, A CONDOMINIUM DEVELOPMENT OF RECORD AS INSTRUMENT NO. 20080104-0001256, AND AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO., 20080111-0003637, AND AMENDED BY INSTRUMENT NO., 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. UNIT NO., 310 IS ASSIGNED \ PARKING SPACE 28 AS SHOWN ON THE PLAN OF THE PARKING SPACE ASSIGNMENT AS OF RECORD IN INSTRUMENT 20080609-0059308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL H. BEATY, MARRIED BY WARRANTY DEED DATED FEBRUARY 28, 2013 FROM CHRISTOPHER REDHAGE AND LEIGH ANN

REDHAGE, OF RECORD IN DOCUMENT NO. 20130306-0022114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH.IN THE PLAT OF RECORD IN PLAT BOOK 51, PAGE 8; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001256 AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20080111-0003637 AND AMENDED AT INSTRUMENT NO. 20080609-0059308; EASEMENTS OF RECORD IN INSTRUMENT NO. 20061122-0144802 AND INSTRUMENT NO. 20050825-0101610; STORM WATER DETENTION AGREEMENTS OF RECORD IN INSTRUMENT NO. 20050825-0101609 AND INSTRUMENT NO. 20061122-0144834 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved property known as 817 3rd Avenue North, Nashville, in Davidson County, Tennessee 37201.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 22nd day of February, 2021.

Russell H. Beaty, Grantor

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, Tommy C ESTES, a Notary Public of this County, Russell H. Beaty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 22nd day of February, 2021.

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES May 07, 2024

Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Morgan Brett Beaty, Grantee

Sworn and subscribed to before me this 22nd day of February, 2021.

My Commission Expires: 05-07-2024

Tommy C. Estes
Notary Public

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES May 07, 2024