Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
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Karen Johnson Davidson County
Batch# 579098 DEEDQC
02/25/2021 04:02:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210225-0024295

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Christopher Ryan Beaty	New Owner	Map 42-15
111 W. Marthona Road		Parcel 37
Madison, TN 37115		

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 Christopher Ryan Beaty, (hereinafter referred to as "Grantee"), his successors and assigns, a one hundred percent (100%) fee simple interest in and to the following described property located in Madison, Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lots Nos. 32, 33, 34, and 35, inclusive of Block "B", on the Map of Marthonna not of record, described according to a copy of a survey thereof made in December, 1937, by J. A. Wafford, Surveyor, as follows:
>
> Said Lots 32, 33, 32, and 35, front 100 feet on the east line of Marthonna Road West and run back between parallel lines 420 feet to a dead line and being 100 feet thereon. The northwest corner of said Lots is 375 feet southwardly from the south line of Old Hickory Boulevard as measured along the easterly line of Marthonna Road West.
>
> Being the same property conveyed to Russell H. Beaty, Married by warranty deed dated Sept. 9, 2016 from Carl Douglas Prentice and Patricia Medley Prentice, husband and wife, of record in Document No. 20160912-0095470, Register's Office for Davidson County, Tennessee.

#4847-0029-5123

This is improved property known as 111 W. Marthona Road, Madison, in Davidson County, Tennessee 37115.

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.

Notary Public
My Commission Expires: 05-07-2024

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

Christopher Ryan Beaty, Grantee

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

My Commission Expires: 05-07-2024

Notary Public

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