THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Jamie C. Beckwith, Trustee of the Jamie C. Backwith Revocable Living Trust, dated March 1, 2021	Same	104-6T 2 CO
3215 Acklen Ave.		
Nashville, TN 37212		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JAMIE C. BECKWITH**, do hereby convey to **JAMIE C. BECKWITH, Trustee of the JAMIE C. BECKWITH REVOCABLE LIVING TRUST, dated March 1, 2021**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 2 of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121229, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3213 Acklen Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121229, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and mand a part hereof the same as though copied verbatim herein for a more complete identification and description of said Unit.

Karen Johnson Davidson County
Batch# 582391 DEEDQC
03/03/2021 07:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210303-0027046

Being the same conveyed to Jamie C. Beckwith, unmarried, by Warranty Deed from JB Partners, a Tennessee General Partnership, of record in Instrument No. 20170302-0020669, said Register's Office.

This conveyance is subject to 2021 Real Property taxes; restrictive covenants of record in Instrument No. 20151201-121229, said Register's Office.

This is improved property known as Unit 2 of 3213 Acklen Avenue Cottages, aka 3213-B Acklen Avenue Cottages, with physical address of 3215 Acklen Avenue, Nashville, Tennessee 37212.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of March, 2021.

JAMIE C. BECKWITH

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMIE C. BECKWITH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 1st day of March, 2021.

Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10.01.2023

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 1st day of March, 2021.

Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10.01.2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023