Karen Johnson Davidson County
Batch# 602387 DEEDQC
03/29/2021 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210329-0040953

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Y-SB-SMP-20-4705

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marquica L. Beasley and LaTrince E. Beasley** | Same | |
| (NAME) | (NAME) | **176-05-0C-002.00-CO** |
| **4705 Rockland Trail** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, Tennessee 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARQUICA L. HARDY, married and LATRINCE E. BEASLEY, a single person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARQUICA L. BEASLEY and LATRINCE E. BEASLEY, wife and husband,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Waterbrooke of record in Plat at Instrument No. 20050914-0110516, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marquica L. Hardy, married and Latrince E. Beasley, single person by Warranty deed from Harvest Homes LLC, a Tennessee limited liability company of record in Instrument No. 20080610-0059802 Register's Office for Davidson County, Tennessee, dated June 04 2008 and recorded on June 10 2008.

The said Marquica L. Hardy, having been erroneously listed as married in said deed, does hereby certify that she was unmarried at the time of this deed's recording. The said Marquica L. Hardy is now known as Marquica L. Beasley, having since married to said Latrince E. Beasley.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4705 Rockland Trail, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 24 day of February 2021.

Marquica L Beasley
*fka Marquica L. Hardy*

LaTrince E Beasley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marquica L. Beasley**, 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 and official seal, this the 24 day of February, 2021

Notary Public
My Commission Expires

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LaTrince E. Beasley**, 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 and official seal, this the 24 day of February, 2021.

Notary Public
My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

