Karen Johnson Davidson County
Batch# 618545 DEEDQC
04/20/2021 09:21:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210420-0052545

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-2017	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 15th day of April, 2021 *Notary Public* *My commission expires:* 10-20-2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Name and Address of New Owner:
Erin Beck and Joseph Eftekhari
3204 Go Run
Nashville, TN, 37206

Send Tax Bills To: Guaranty Home Mtg. 525 Tribble Gap Rd. #1339 Cumming, GA 30028
~~Owner~~

Street Address of Subject Property:	**Parcel ID:**
3204 Go Run Nashville, TN, 37206	084-05-0B-014.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Erin M. Beck, an unmarried woman,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto, **Erin Beck, an unmarried woman and Joseph Eftekhari, an unmarried man, as joint tenants with rights of survivorship,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of East Greenway Park, attached as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20161020-0110945, which amends the original declaration of record Instrument No. 20160707-0069540, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to East Greenway Park, LLC by Warranty Deed from Gay M. Hurt, Camille M. Demonbreun, Betty M. West and Ruth M. Edwards, of record in

Instrument No. 20130508-0046306, Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 08, 2013. (Value of consideration shown in aforementioned deed $600,000.00.)

Being a portion of the same property conveyed to Erin Beck, an unmarried woman by Warranty Deed from East Greenway Park, LLC, of record in Instrument No. 202104200052543, Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.

Being also known as 3204 Go Run Nashville, TN 37206.

WITNESS my hand this 15th of April, 2021.

Erin Beck

Erin Beck

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Erin Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 15th of April, 2021.

NOTARY PUBLIC

My commission expires: 4/24/2023

True Copy Certification

I, Yvette Meldrum, 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

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Amelia Swanson
State of Tennessee
Notary Public
Williamson County