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. 2021-1190	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Mary R. Fortner *Affiant* Sworn to and subscribed to before me this 2nd day of July 2021. *Notary Public* *My commission expires:* 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

Name and Address of New Owner:
Mary R. Fortner, Joseph E. Beverstein and Rebecca L. Beverstein
4400 Belmont Park Terrace Unit 207
Nashville, TN, 37215

Karen Johnson Davidson County
Batch# 671063 DEEDQC
07/06/2021 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210706-0090575

Send Tax Bills To:
Owner

Street Address of Subject Property:
4400 Belmont Park Terrace Unit 207
Nashville, TN, 37215

Parcel ID: 131 03 0C 207.00

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, **Mary R. Fortner, unmarried** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Mary R. Fortner, unmarried and Joseph E. Beverstein and Rebecca L. Beverstein, husband and wife, 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. 207 in a Horizontal Property Regime located on the plat of Section Eight, Arden Place, of record in Plat Book 5210, Page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in the Tennessee Code Annotated, and is subject to the provisions and requirements, easements, rights and interest in favor of other unit owners and all sewer, water, utility and telephone easements now or hereafter established over through or upon the land embracing the regime and building thereon, and also including without limitations all

conditions covenants, restrictions and other undertakings contained in the Master Deed establishing the Horizontal Property Regime for Arden Place, of record in Book 4628, Page 473, Book 4754, Page 455, supplemented in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592 and Book 5514, Page 636; and the dedication of common area of record in Book 5091, Page 725, corrected in Book 5094, Page 501 and the Charter of record in Book 4749, Page 635; and all matters appearing in the Plat of record in Plat Book 5210, Page 7, said Register's Office.

Being the same property conveyed to Ralph S. Sikes and wife, Donna A. Sikes by Deed of record in Book 9550, Page 875, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Mary R. Fortner, unmarried, by warranty deed of Ralph S. Sikes and wife, Donna A. Sikes of record in Instrument #20000809-0079120, Register's Office, Davidson County, TN dated July, 31, 2000, recorded August 9, 2000. Being also known as 4400 Belmont Terrace, Unit 207, Nashville, TN 37215

WITNESS my hand this 2nd day of July, 2021.

Mary R. Fortner

Grantor – Mary R. Fortner

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary R. Fortner, 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 2nd day of July, 2021.

NOTARY PUBLIC

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 on July 2, 2021

Signature

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: 4-13-25

