Karen Johnson Davidson County
Batch# 677029 DEEDQC
07/15/2021 08:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210715-0095052

Dear Davidson County Register of Deeds

RE: 1105 McKennie Ave., Nashville, Tennessee 37206

FROM: John Beckham, an unmarried man, and Jennifer Thornton FKA Jennifer Thornton-Beckham, an unmarried woman, who acquired title as his wife

TO: John Beckham, an unmarried man

Assessor's Parcel Number: 08301027800

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING CHARGE: 4 pages @ $5.00 / page = $20.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 1.00

TOTAL RECORDING FEES: $22.00

70635177

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
John Beckham
1105 McKennie Ave.
Nashville Tennessee 37206

Real Estate Tax ID Number: **08301027800**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on October 23rd, 2017, in Davidson County, Court Case No. 17D-432.

THIS QUITCLAIM DEED, made this 2 day of July, 2021 by and between **John Beckham, an unmarried man, and Jennifer Thornton FKA Jennifer Thornton-Beckham, an unmarried woman, who acquired title as his wife**, whose post office address(es) is/are **1105 McKennie Ave., Nashville, Tennessee 37206 and 1300 McGavock Pike, Nashville, Tennessee 37216**, as party or parties of the first part, "Grantor", and **John Beckham, an unmarried man,** whose post office address(es) is/are **1105 McKennie Ave., Nashville, Tennessee 37206**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the

First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1105 McKennie Ave., Nashville, Tennessee 37206

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
John Beckham

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **John Beckham**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Thomas D. Larson
Commission Expiration Date: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)
Jennifer Thornton FKA Jennifer Thornton-Beckham

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jennifer Thornton FKA Jennifer Thornton-Beckham**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Thomas D. Larson
Commission Expiration Date: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 25 day of June, 2021.

Notary Public
NAME: Thomas D. Larson

My Commission Expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

70635177

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSE, BEING LOT NO. 9 ON THE MAP OF EASTLAND BAPTIST CHURCH SUBDIVISION OF BLOCKS "B" AND "C" OF YOUNG WILHOITE'S PLAN, OF THE DOUGLAS PROPERTY, OF RECORD IN BOOK 421, PAGE 155, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to John Beckham and wife, Jennifer Thornton-Beckham, by deed dated May 1, 2006 of record in Deed Instrument/Case No. 20060526-0062257, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 08301027800
Commonly Known As: 1105 McKennie Ave., Nashville, Tennessee 37206

True Copy Certification

I, Betsy Lanzotti, 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

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne