THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 083-12-0
PARCEL: 191.00

NEW OWNER'S ADDRESS
James E. Beck
2612 Dixon Drive
Nashville, TN 37206

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, we, Angela Beck and Mark Beck, wife and husband, Grantors, by these presents do hereby quitclaim and convey unto James Beck, unmarried, Grantee, his successor and assigns all of our interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of East Towne Subdivision, Section One, as of record in Book 3700, Page 147, Register's Office for said County, more particularly as follows:

Beginning at a point in the Southerly margin of Dixon Drive, common corner of Lots Nos. 7 and 8; thence with said margin Easterly 72.0 feet; thence around a curve having a radius of 25 feet, Southeasterly 39.3 feet to an iron in the Westerly margin of Beth Drive; thence Southerly with said margin 120.2 feet; thence North 87° 10' West 97.0 feet to a point; thence with the line between Lots Nos. 7 and 8 Northerly 147.5 feet to the point of beginning.

Being the same property conveyed to James Beck, unmarried, and Angela Beck and Mark Beck, wife and husband, as tenants in common for life with the remainder to the survivor(s) in fee simple by Warranty Deed dated 02/06/2015 from Joe Dixon Casey, unmarried, and as the widower of Jewell A. Casey, deceased, of record in Instrument Number 20150210-0012154, Register of Deeds Office for Davidson County, Tennessee.

This is (x) improved property known as: 2612 Dixon Drive, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 686381 DEEDQC
07/29/2021 10:41:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210729-0102032

IN WITNESS WHEREOF we have hereunto set our hand on the 1 day of July, 2021.

Angela Beck

Mark Beck

STATE OF Alabama
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela Beck and Mark Beck, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of July, 2021.

Notary Public
My Commission Expires: Aug 21 2022

CHELSIE RENAE HARRELL
My Commission Expires
August 21, 2022

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 6th day of July, 2021.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023