Name and Address of New Owner:
Matthew Beata
5256 Granny White Trace,
Nashville, Tennessee 37220.

Karen Johnson Davidson County
Batch# 691674 DEEDQC
08/06/2021 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210806-0105831

Send Tax Bills To:
Matthew Beata
5256 Granny White Trace,
Nashville, Tennessee 37220.

This Instrument Prepared By:

Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 145-00-0-164.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Boulevard Building Group, LLC, a Tennessee Limited Liability Company** , "the Grantor," convey and quitclaim unto **Matthew Beata, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Subdivision Plat of The Reserve at Radnor Lake of record in Plat at Instrument No. 20080327-0030965, amended as Instrument No. 20130829-0091392, 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 Boulevard Building Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karl L. Van Becelaere and Linda L. Van Becelaere, husband and wife of record in Instrument No. 20161028-0114327 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 28, 2016.
>
> Being also known as 5256 Granny White Trace, Nashville, Tennessee 37220.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of July, 2021.

_____(SEAL)
Matthew Beata, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Matthew Beata, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Boulevard Building Group, LLC, a Tennessee Limited Liability Company, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 27TH day of July, 2021.

_____
Notary Public
My commission expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27TH day of July, 2021.

_____
Notary Public
My commission expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

File # B-21-4692

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-27-21.

Affiant Signature

8-3-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-3-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON