Karen Johnson Davidson County
Batch# 729296 DEEDQC
10/04/2021 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211004-0133054

QUITCLAIM DEED

MARY KATHRYN FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 1st day of October, 2021.

Notary Public

My Commission Expires: 07/09/24

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Merritt E. Beaver 6231 Bresslyn Road Nashville, Tennessee 37215	Same	115 15 0 023.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NATHANIEL N. BEAVER** and wife, **MERRITT E. BEAVER** (hereinafter collectively, the "Grantors"), hereby quitclaim and convey unto **MERRITT E. BEAVER** (hereinafter the "Grantee"), her heirs and assigns, all of their right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of West Meade Farms, Inc., Section F, of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 126 fronts 132.0 feet on the Southerly side of Bresslyn Road and runs back 337.8 feet on the Easterly lot line and 227.4 feet on the Westerly lot line to a broken line in the rear which measures a total of 149.0 feet thereon.

Being the same property conveyed to Nathaniel N. Beaver and Merritt E. Beaver, husband and wife, by Warranty Deed from Carlos L. Arteaga and wife, Hilda Arteaga, dated April 24, 2019, of record in Instrument No. 20180501-0040824, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6231 Bresslyn Road, Nashville, Tennessee 37215.

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

1st IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the day of October, 2021.

GRANTORS:

NATHANIEL N. BEAVER

MERRITT E. BEAVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Nathaniel N. Beaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 07/09/24

MARY KATHRYN FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Merritt E. Beaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 07/09/24

MARY KATHRYN FLANAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kristie Putman, 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 October 1, 2021 (date of document).

Kristie Putman
Affiant Signature

October 1, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2021.

Karen Hillebrand
Notary's Signature

MY COMMISSION EXPIRES 1/3/22

NOTARY'S SEAL

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY