Karen Johnson Davidson County
Batch# 755249 DEEDQC
11/15/2021 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0152011

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sarah E. Beeson 1917 Upland Drive Nashville, TN 37216	New Owner	072-12-0-273.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kurt A. Wagner, a married man,** by these presents does hereby quitclaim and convey unto **Sarah E. Beeson, a married woman,** her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66 as amended in Book 3102, Page 419, 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 Sarah E. Beeson and Kurt A. Wagner, wife and husband by Warranty deed from Nancy T. Sullins and Jane T. Williams, each a one-half (1/2) divided interest, as tenants in common of record in Instrument No. 20100604-0043432 Register's Office for Davidson County, Tennessee, dated May 21, 2010 and recorded on June 4, 2010.

Being also known as 1917 Upland Drive, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
4th day of November, 2021.

Patricia Green
Affiant

My commission expires: (Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Carmen Coats
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 4th day of November, 2021.

Kurt A. Wagner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kurt A. Wagner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of November, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-03-2025

Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 11/10/2021 (date of document).

Affiant Signature

11/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025