Karen Johnson Davidson County
Batch# 757270 DEEDQC
11/17/2021 03:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211117-0153336

This Instrument Prepared and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Bequette	**Same as Owner**	07108021300
615 Main Street, Suite 120 **Nashville, TN 37206**		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **WPS, LLC a Tennessee limited liability company,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Brian Bequette** their heirs and assigns, in and to the following tract of lands in **Davidson County, Tennessee,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84, on the Map of Section One, Joywood Heights of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to WPS, LLC, a Tennessee limited liability by Quitclaim Deed from Gerald Bequette and Brian Bequette, filed for record on September 3, 2019, as Instrument No. 20190903-0088386, Register's Office for Davidson County Tennessee.

Property Address: 541 Wesley Avenue, Nashville, TN 37207

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th **day of October 2021.**

Brian Bequette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Brian Bequette** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th **day of October 2021.**

NOTARY PUBLIC
My Commission Expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

(Affiant)

Subscribed and sworn to before me, this 25th day of October 2021

NOTARY PUBLIC
My Commission Expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 25th day of October, 2021.

Robert L. Scruggs, Affiant — Date 10-25-2021

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023