Karen Johnson Davidson County
Batch# 795776 DEEDQC
01/26/2022 03:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220126-0009593

THIS INSTRUMENT WAS PREPARED BY:
MARTIN SIR & ASSOCIATES
Fifth Third Bank Building
424 Church Street, Suite 2250
Nashville, Tennessee 37219

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel No:
Derek Beasley 3400 Timber Trail Drive Antioch, TN 37013	Derek Beasley 3400 Timber Trail Drive Antioch, TN 37013	150-03-0-059.00

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms in the Final Decree of Divorce in the certain case styled AMANDA NICOLE PEARL BEASLEY v. DEREK JAMES BEASLEY, Docket No. 21D1046, in the Third Circuit Court for Davidson County, Tennessee.

Accordingly, Amanda Nicole Pearl Beasley ("Grantor") does hereby quitclaim unto Derek James Beasley ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two "The Country" of record in Plat Book 5050, Page 40, 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 Aubry Wade, unmarried by Warranty deed from Bess Clopton, unmarried of record in Book 9367, page 7, Register's Office for Davidson County, Tennessee, dated June 02, 1994 and recorded on June 03, 1994.
The said Aubry Wade died 4/14/03, leaving Gayle Wade Bennett his sole heir-in-law as referenced in Affidavit of heirship of record in Instrument No. 20190524-0049501, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 3400 Timber Trail Drive, Antioch, TN 37013

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

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARTIN SIR & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of December, 2021.

DEREK JAMES BEASLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derek James Beasley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BRANDEE JEAN HOLCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Witness my hand and official seal this 17th day of December, 2021.

Notary Public

My Commission Expires: 11/8/2022

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned, after being first duly shown according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case Amanda Nicole Pearl Beasley v. Derek James Beasley, Docket No. 21D1046, in the Third Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for this matter.

AMANDA NICOLE PEARL BEALSEY

Sworn to and subscribed before me, this 5 day of January, 2022.

Notary Public

AUSTIN KNAPP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5-6-2023