Karen Johnson Davidson County
Batch# 804376 DEEDQC
02/11/2022 12:51:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220211-0016137

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Andrew P Beeson 2316 Nashboro Blvd Nashville TN 37217	Andrew P. Beeson 2316 Nashboro Boulevard Nashville, TN 37217

Order Number: C-TN816302

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Andrew P. Beeson, a single man, and James P. Beeson, a single man,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Andrew P. Beeson, a single man,** whose address is 2316 Nashboro Boulevard, Nashville, TN 37217, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 117, on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

1. Subject to any existing easement for roads, rights of way or utilities, which may affect the property.

2. Subject to all matters shown on the plan of Horizontal Property Regime, Private Element Plat, Nashboro Village Fairway Pointe of record in Instrument No. 20020820-0100664, Register's Office of Davidson County, Tennessee.

3. Subject to conveyance of common are of record in Instrument No. 2001010-0100360. Register's Office of Davidson County, Tennessee.

4. Subject to the Charter of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 518, Register's Office of Davidson County, Tennessee.

5. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, and as amended and supplemented in Instrument No. 20000316-0027171; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; Instrument No. 20091105-0102438; and Instrument No. 20110923-0073937, Register's Office of Davidson County, Tennessee. Declaration of Covenants, Conditions, and Restrictions of record in Book 4827, Page 14, Register's Office of Davidson County, Tennessee.

6. Subject to By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, Register's Office of Davidson County, Tennessee.

7. Subject to all matters on Boundary Plat of record in Instrument No. 20020710-0083054, Register's Office of Davidson County, Tennessee.

8. Subject to Storm Water Detention Agreement of record in Instrument No. 0020815-0098780, Register's Office of Davidson County, Tennessee.

9. Subject to all matters on plat of record in Plat Book 11700, Pages 49 and 50, Register's Office of Davidson County, Tennessee.

10. Subject to Memorandum of Lease of record Book 10690, Page 327, Register's Office of Davidson County, Tennessee.

11. Subject to an Easement for Sewer of record in Book 8870, Page 887, Register's Office of Davidson County, Tennessee.

12. Subject to an Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4460, Page 156; Book 4460, Page 158; Book 6200, Page 341; Instrument No. 20020710-0083054 and in Instrument No. 20020815-098780, Register's Office of Davidson County, Tennessee.

13. Subject to Judgment of Declaration of taking for J. Percy Priest Dam of record in Book 4660, Page 156, Register's Office of Davidson County, Tennessee.

14. Subject to a public Right-of-way Dedication as shown by instrument of record in Book 4460, Page 149, Register's Office of Davidson County, Tennessee.

15. Subject to an Easement for cable television as shown by Instrument of record in Instrument No. 20001012-0101575, Register's Office of Davidson County, Tennessee.

16. Subject to agreements as contained in "License to the Use Fitness Center & Swimming Pools" as shown by instrument of record in Instrument No. 20020507-0056329, Register's Office Davidson County, Tennessee. Subject to lien for special assessments as contained in the restrictions and Subject to rights of others in and to the common areas and elements.

17. Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 135-12-0B-117-00
Street address of property: 2316 Nashboro Boulevard, Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20171103-0113036 in the Register's Office, Davidson County, Tennessee.

Signed this 2nd day of Nov, 2021.

Signature of Grantor (1 of 2):

Andrew P. Beeson
Andrew P. Beeson

STATE OF TN, COUNTY OF Durham, SS:

BE IT REMEMBERED That on this 2nd day of Nov, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Andrew P. Beeson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Comm Exp 09/02/24

ANN STATHOS DOWNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Signed this 3rd day of November, 2021.

Signature of Grantor (2 of 2):

James P. Beeson

James P. Beeson

STATE OF North Carolina, COUNTY OF Davie, SS:

BE IT REMEMBERED That on this 3rd day of November, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came James P. Beeson known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Marieyink Segovia

Notary Public

MARIEYINK SEGOVIA
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Oct. 2, 26

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 135-12-0B-117-00
Street address of property: 2316 Nashboro Boulevard, Nashville, TN 37217

Oath of Consideration

I or we, James Beeson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 3rd day of November, 2021.

Signatures of Affiant(s):

James P. Beeson

Sworn and subscribed before me this 3rd day of November, 2021.

Marieyink Segovia
Notary Public

MARIEYINK SEGOVIA
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Oct. 2, 26

EXHIBIT "A"

The following described realty located Davidson County, Tennessee, to-wit: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 117, on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Fairway Pointe, of record in Instrument No. 20020820-0100664, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being said property conveyed to Andrew P. Beeson and James P. Beeson by Warranty Deed recorded November 03, 2017 under Instrument Number 20171103-0113036 in the Register of Deeds office in Davidson County, TN.

Commonly Known As: 2316 Nashboro Boulevard, Nashville, TN 37217

Parcel ID: 135-12-0B-117-00

Certificate of Authenticity

I, James Ramsey, 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 12/10/21.

Date

Affiant Signature

1-29-22

Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of January, 2022.

Randi Meyer

Notary's Signature Randi Meyer

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

My Commission Expires: June 25, 2024

Date

Notary's Seal (if on paper)