Karen Johnson Davidson County
Batch# 810921 DEEDQC
02/24/2022 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220224-0021001

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 14th day of February, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mark Swearingen Beasley and/or Melanie Beasley Dunn and/or Melinda Beasley Cullen, Trustees 5113 Kincannon Drive Nashville, Tennessee 37220	SAME	146 16 0 229.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Ann S. Beasley** hereby remises, releases and quitclaims all of her right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Mark Swearingen Beasley and/or Melanie Beasley Dunn and/or Melinda Beasley Cullen, Trustees of the Beasley Family Trust dated February 14,**

2022, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of February, 2022.

Ann S. Beasley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann S. Beasley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of February, 2022.

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 1016 on the Plan of Brentwood Hall, Section X, as of record in Book 2330, page 80, Register's Office for said County.

Said Lot No. 1016 fronts 80 feet on the east side of Kincannon Drive, and runs back 226.7 feet on the north line and 265.2 feet on the south line, to a deed line in the rear on which it measures 88.8 feet.

Being the same property conveyed to William K. Beasley and wife, Ann S. Beasley, by deed from James E. Adams, of record in Book 2962, page 265, Register's Office for Davidson County, Tennessee.

William K. Beasley died on November 16, 1997.

The above described property is being conveyed subject to restrictions in Book 1788, page 143; in Book 2198, page 3; in Book 2396, page 523; and in Book 2542, page 49, said Register's Office.

This is improved property known as 5113 Kincannon Drive, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 14, 2022.

02-14-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of February, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

