# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 828190 DEEDQC
03/24/2022 02:16:12 PM 1 pg
Fees: $12.00 Taxes: $0.00

20220324-0034184

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Nathan Beasley | Nathan Beasley | 28-99 |
| (NAME) | (NAME) | |
| 5158 Ridge Hill Drive | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Joelton TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20202308 |

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Guy Knox**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Nathan Beasley**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Northerly margin of Ridge Hill Drive said point being 2533.28, more or less, West of the Westerly line of the M.S. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee; thence North 2° 35' West, 1992.58 feet to an iron pin; thence North 59° 30' West, 155.2 feet to an iron pin said point being the Easterly line of the National Council for Jewish Women of record in Book 3162, page 106, Register's Office for Davidson County, Tennessee; thence with said Councils Easterly line South 0° 56' West, 2033.26 feet to a point in the Northerly margin of Ridge Hill Drive; thence with the Northerly margin of said Drive Easterly 258.53 feet to the point of beginning, containing 9.03 acres, more or less.

BEING the same property conveyed to Guy Knox by Warranty Deed from Codi James Maddox and Suzanne Maddox, dated August 19, 2020, and filed of record in Instrument 20200821-0094554, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 5158 Ridge Hill Drive, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 21 day of March, 2022.

Guy Knox

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Guy Knox, the within named 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, at office, this 21 day of March, 2022

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023