Karen Johnson Davidson County
Batch# 840207 DEEDQC
04/18/2022 07:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220418-0043788

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
**Drafted without title search being performed by Scrivener.**

Return to: Specialty Agency Solutions, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: LVW-TN-RF-1276588

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Richard A. Beswick and Leonardo Perez | Richard A. Beswick and Leonardo Perez | 15014004100 |
| 4012 Tea Garden Way | 4012 Tea Garden Way | |
| Antioch, TN 37013 | Antioch, TN 37013 | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, RICHARD A. BESWICK, an unmarried person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto RICHARD A. BESWICK, an unmarried person, and LEONARDO PEREZ, an unmarried person, as joint tenants with right of survivorship, not as tenants in common, hereinafter referred to as "Grantee", whose mailing address is: 4012 Tea Garden Way, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot No. 46 on the Plan of Jamestown Estates, Section One, as shown by plat of record in Plat Book 6900, Page 592 of the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Tax ID No.: 15014004100

BEING the same property conveyed to Richard A. Beswick herein by Deed recorded as Instrument No. 20110323-0022425, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

**Being the same by document being recorded simultaneously herewith**

The above-described property is improved property having a street address of 4012 Tea Garden Way, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of March, 2022.

RICHARD A. BESWICK

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RICHARD A. BESWICK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21st day of March, 2022.

Notary Public
My Commission expires:

My Commission Expires
July 9, 2024

KIMBERLY MICHELLE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

RICHARD A. BESWICK

LEONARDO PEREZ

Subscribed and sworn to before me this 21st day of March, 2022.

Notary Public
My Commission expires:

My Commission Expires
July 9, 2024

KIMBERLY MICHELLE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.**

**Tennessee Certification of Electronic Document**

I, Gavin A. Jones, 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 03/21/2022 (date of document).

Affiant Signature

03/28/2022
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 28 day of MARCH, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499