Karen Johnson Davidson County
Batch# 850105 DEEDQC
05/03/2022 01:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220503-0051380

JENNIFER NELSON VOGEL
NOTARY PUBLIC
REG. #7939784
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2025

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37203
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF VIRGINIA)
COUNTY OF Arlington)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Susan Lorine Beesley

Subscribed and sworn to before me this 26 day of April, 2022.

Notary Public

My Commission Expires: 3/31/2025

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Anne Johnston Beesley 4115 Lorcom Lane Arlington, VA 22207	-SAME-	103 06 0 232.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Susan Lorine Beesley, Executrix of the Estate of Fred W. Beesley, Jr., deceased** (the "decedent"), who died on August 6, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in Davidson County, Tennessee on January 18, 2022, and recorded under Docket No. 21P1924 in the Seventh Circuit Court Clerk's Office (Probate Division), hereby releases, remises and quitclaims unto **Anne Johnston Beesley**, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in the State of

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 26 day of April, 2022.

Susan Lorine Beesley Executrix

Susan Lorine Beesley, Executrix

STATE OF VIRGINIA)
COUNTY OF Arlington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Lorine Beesley, Executrix, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of April, 2022.

Jennifer N Vogel

Notary Public

My Commission Expires: 3/31/2025

JENNIFER NELSON VOGEL
NOTARY PUBLIC
REG. #7939784
COMMONWEALTH OF VIRGINIA
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EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brookside Court, of record in Book 1424, page 145, said Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 70 feet on the southeasterly side of Knob Road and runs back 220.29 feet on the northeasterly line and 219.74 feet on the southwesterly line to a line in the rear which measures 70 feet thereon.

Being the same property conveyed to Fred W. Beesley, Jr. by deed from John David McAlister and wife, Marilyn N. McAlister, of record in Book 6293, page 101, Register's Office for Davidson County, Tennessee. Fred W. Beesley, Jr. died on August 6, 2021, and devised his entire interest in the subject property to his surviving spouse, Anne Johnston Beesley, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on January 18, 2022, under Docket No. 21P1924.

This is improved property known as 5517 Knob Road, Nashville, Tennessee, 37209.

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 April 26, 2022.

04-27-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of April, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

