Karen Johnson Davidson County
Batch# 878879 DEEDQC
06/27/2022 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073474

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

*This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.*

**QUITCLAIM DEED**

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Brendan H. Beehan and<br>Gina Neckar<br>1712 Rosecrans Place<br>Brentwood, TN 37027 | New Owners | 171030A19300CO |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BRENDAN H. BEEHAN, an unmarried man,** by these presents does hereby quitclaim and convey unto **BRENDAN H. BEEHAN, an unmarried man, and GINA NECKAR, an unmarried woman, as tenants in common with rights of survivorship**, their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 9700, Page 405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Brendan H. Beehan, a single man, by Warranty Deed dated August 31, 2021, recorded on September 1, 2021 at Instrument No. 20210901-0117965, Register's Office for Davidson County, Tennessee.**

**Being also known as 1712 Rosecrans Place, Brentwood, TN 37027.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 18th day of March 2022.

Notary Public

My commission expires:
(Affix Seal)

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of March, 2022.

BRENDAN H. BEEHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named BRENDAN H. BEEHAN, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 18th day of March, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 June 23, 2022 (date of document).

Affiant Signature

June 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025