Karen Johnson Davidson County
Batch# 911775 DEEDQC
09/01/2022 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098881

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Matthew J. Beuter, Trustee, Affiant Subscribed and sworn to before me, this 1st day of September, 2022. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Matthew J. Beuter and/or Wendy C. Beuter, Trustees 3501 Wimbledon Road Nashville, TN 37215	SAME	117-09-012

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew J. Beuter and wife, Wendy C. Beuter**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Matthew J. Beuter and/or Wendy C. Beuter, Trustees of the Matthew & Wendy Beuter Living Trust, established by the Revocable Trust Agreement of Matthew J. Beuter and Wendy C. Beuter dated September 1, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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 our hands this 1st day of September, 2022.

Matthew J. Beuter

Wendy C. Beuter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew J. Beuter and Wendy C. Beuter, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2022.

My Commission Expires: ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 41, 42, 43 and 44 Block F on the revised plan of the Life and Casualty Insurance Company's Subdivision o Woodmont Acres of record in Book 843, Page 102, Register's Office for said County.

Said Lot No. 41, 42, 43 and 44 front together 100.00 feet on the southerly margin of Wimbledon Road and extend back 160.22 feet on the westerly line of Lot No. 41 and 158.90 feet on the easterly line of Lot No. 44 to a dead line in the rear measuring 100.00 feet thereon.

Being the same property conveyed to Matthew Jon Beuter and spouse, Wendy Chambers Beuter by deed from Keith H. Compton and spouse, Valerie H. Compton of record in Book 10379, Page 970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Matthew J. Beuter and Matthew Jon Beuter are one and the same person. Wendy C. Beuter and Wendy Chambers Beuter are one and the same person.

This is improved property known as 3501 Wimbledon Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 September 1, 2022.

September 1, 2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of September, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

