NEW OWNER :
Keith Dante Beverly

SEND TAX BILLS TO:
Keith Dante Beverly
532 Maplewood Lane
Nashville, Tennessee 37216-1508

Map-Parcel Numbers:

Map and Parcel
061-05-0-024

Karen Johnson Davidson County
Batch# 939947 DEEDQC
11/10/2022 10:46:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221110-0120559

THIS INSTRUMENT PREPARED BY:

Burdine Law Firm, PLLC
Hannah Burdine, Attorney at Law
3200 West End Ave., Suite 500
Nashville, TN 37203

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HANNAH BURDINE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to Divorce Decree dated August 10, 2021 in Keith Dante Beverly v. Denise Karen Beverly, entered in the Third Circuit Court for Davidson County, Tennessee, Case No. 21D-393, Twentieth Judicial District, Grantor , the receipt and legal sufficiency of all of which is hereby acknowledged, **DENISE KAREN BEVERLY,** (Grantor@) has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaim unto **KEITH DANTE BEVERLY,** (Grantee), his heirs and assigns, forever, all of her right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, State of Tennessee, described as follows, to wit:

Tax ID Number(s): 06105002400

Land situated in the County of Davidson in the State of TN

Land in Davidson County, Tennessee, being parts of Lots Nos. 7 and 8 on the plan of D.H. Thompson's Lots, not of record, described according to a survey made by William Collier Parish Associates, Civil Engineers, May 28, 1965; and described according to a survey made by John B. Kohl, III dated December 30, 1985, as follows:

Beginning on the Southerly margin of Maplewood Lane at the Northeast Corner of the property conveyed to Arthur James Elmore and Wife, of Record in Book 4015, Page 174, Register's office for said county; thence with said Elmore's Eastern Boundary Line South 6 degrees 02 Minutes west 250 fee to an iron stake; thence easterly 100 feet; thence north 6 degrees 02 minutes east 250 feet to the southerly margin of Maplewood lane; thence with the same north 85 degrees 53 minutes west 100 feet to the beginning.

Commonly known as: 532 Maplewood Ln, Nashville, TN 37216-1508.

The property address and tax parcel identification number listed are provided solely for informational

purposes.

Being the same property conveyed to Keith D. Beverly, a married man, by deed dated December 10, 20215 of record in Deed Instrument/Case No. 20151217-0127105, in the County Clerk's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under *Tenn. Code Ann.* § 67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 02 day of June 2022.

DENISE KAREN BEVERLY

STATE OF TENNESSEE
COUNTY OF
DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DENISE KAREN BEVERLY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 02 day of June 2022.

My commission expires: Jan 06, 2025

NOTARY PUBLIC

AURORA SAUCEDO COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2025

* *

The actual consideration or value, whichever is greater, for this transfer is $ 0.

AFFIANT

Sworn to and subscribed to before me this 02 day of June ~~2021.~~ 2022

My commission expires: Jan 06, 2025

NOTARY PUBLIC

AURORA SAUCEDO COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2025