This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 947191 DEEDQC
12/05/2022 08:47:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221205-0126483

New Owner:	Send Tax Bill:	Map/Parcel
Alan Beuscher, Jr. and Linda Beuscher, Trustees of the Beuscher Joint Revocable Living Trust dated November 29, 2022, and any amendments thereto 7441 Birdwell Road Joelton, TN 37080	Same as new owner	014 00 0 150.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 29th day of November 2022.

Notary Public

RYAN KNIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03 [illegible] 2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ALAN BEUSCHER** and **LINDA BEUSCHER**, as wife and husband, by these present do hereby quitclaim and convey unto **ALAN BEUSCHER, JR. AND LINDA BEUSCHER, TRUSTEES OF THE BEUSCHER JOINT REVOCABLE LIVING TRUST DATED NOVEMBER 29, 2022, AND ANY AMENDMENTS THERETO**, as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of McGehee and Harvison Acres, of record in Book 5210, page 235, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate

description of said lot.

Being the same property conveyed to Alan Beuscher and wife, Linda Beuscher, by deed from Steven R. Parks, unmarried and Kurt C. Elko, unmarried, by deed of record in Instrument No. 20070809-0095294, Register's Office for Davidson County, Tennessee.

This is improved property, known as 7441 Bidwell Road, Joelton, TN 37080.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 29th day of November, 2022.

By: _____
ALAN BEUSCHER

By: _____
LINDA BEUSCHER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Beuscher and Linda Beuscher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 29th day of November, 2022.

_____
NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025