Karen Johnson Davidson County
Batch# 953451 DEEDQC
12/20/2022 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131398

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

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

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Stefan Lars Beskow and Laura Mari Trenkle Beskow 3923 Albert Drive Nashville, TN 37204	New owner(s)	118-13-3A-002.00-CO

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, **Stefan Beskow, an unmarried person and Laura Beskow, an unmarried person**, by these presents do hereby quitclaim and convey unto, **Stefan Lars Beskow, an unmarried person and Laura Mari Trenkle Beskow, an unmarried person, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151007-0102155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Martha Lee Miller Mason, married, Frederick Montgomery Miller, unmarried, and Paul Dennison Miller, married of record in Instrument No. 20151007-0102154, Register's Office for Davidson County, Tennessee, dated October 05, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Stefan Beskow and Laura Beskow, husband and wife by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170615-0060329, Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 15, 2017. Stefan Beskow

Being also known as 3923 Albert Drive, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of December, 2022.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20th day of December, 2022.

Stefan Beskow

Laura Beskow

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 **Stefan Beskow and Laura Beskow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

202212200131398

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 December 20, 2022 (date of document).

Affiant Signature

December 20, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023