QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 956803 DEEDQC
12/30/2022 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 30 day of December, 2022.

Notary Public

My Commission Expires:

EMILY BETH STRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Page-Parcel Number:
C. Tucker Herndon, Trustee MMB Family Trust 222 2nd Avenue South, Suite 2000 Nashville, Tennessee 37201	Same	130-08-0-118

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MERRITT BEAVER** (hereinafter the "Grantor"), hereby quitclaims and conveys unto **C. TUCKER HERNDON AND NATHANIEL BEAVER, TRUSTEES OF THE MMB FAMILY TRUST, DATED DECEMBER 30, 2022**, a trust created under the laws of the State of Tennessee (hereinafter the "Grantee"), its successors and assigns, all of her right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being the westerly 200 feet front and 195 feet rear of Lot No. 17 on the Plan of Westhaven, Section 1, as of record in Book 1130, page 7, Register's Office for said County.

Said part of Lot No. 17 fronts 200 feet on the northerly side of Harding Place and runs back 285 feet, more or less, on the westerly line and 315 feet, more or less, on the easterly line to the northerly line of said Lot No. 17, measuring 195 feet thereon.

Tract II:
Being a 0.50 acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; said tract being a portion of the property conveyed to Ogden H. Sutro and wife, Katharine B. Sutro, as of record in Book 5152, page 421, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Harding Place, said point being on the westerly property line of the aforesaid Ogden H. and Katharine B. Sutro property; thence with said westerly property line North 2 deg. 19 min. 04 sec. East, a distance of 300 feet more or less to a point; thence South 48 deg. 21 min. 26 sec. East a distance of 102.05 feet to a point; thence South 2 deg. 19 min. 04 sec. West a distance of 248.59 feet to a point in the northerly margin of Harding Place; thence with the northerly margin of Harding Place North 77 deg. 31 min. 15 sec. West a distance of 4.06 feet to the beginning of a curve to the left having a radius of 3272.41 feet; thence around said curve a distance of 76.0 feet to the point of beginning and containing 0.50 acres, more or less, but no further or otherwise.

Being the same property conveyed to Merritt Beaver, by Quitclaim Deed from C. Tucker Herndon, Trustee of the Merritt Beaver 2020 Investment Services Trust, dated May 29, 2020, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 2210 Harding Place, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 30 day of December 2022.

GRANTOR:

MERRITT BEAVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Merritt Beaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: _____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Tennessee Certification of Electronic Document

I, Emily Betts, 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 12/30/2022 (date of document).

Emily Betts
Affiant Signature

December 30, 2022
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 30 day of December, 2022

Karen H. Hillebrand
Notary's Signature

MY COMMISSION EXPIRES: 11/3/25

NOTARY'S SEAL

