Karen Johnson Davidson County
Batch# 989894 DEEDQC
04/10/2023 12:05:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230410-0025763

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brian Bequette 615 Main Street, Suite 120 Nashville, TN 37206	SAME	071-08-0-21300

QUITCLAIM DEED

The undersigned, **Brian Bequette,** does hereby quitclaim and by these presents does transfer and convey unto **WPS, LLC, a Tennessee limited liability company**, all of its right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 84, on the Map of Section One, Joywood Heights of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Brian Bequette by deed from WPS, LLC, a Tennessee limited liability, filed for record on November 17, 2021 as Instrument No. 20211117-0153336, Register's Office for Davidson County Tennessee.

Property known as: 541 Wesley Avenue, Nashville, TN 37207

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of April, 2023.

Brian Bequette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, **Brian Bequette,** 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 at office, this the 5th day of April, 2023.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2023.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 5th day of April, 2023.

Robert L. Scruggs, Affiant / 120 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 7th day of April, 2023

My Commission Expires: 9.7.2025 Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2025

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