Karen Johnson Davidson County
Batch# 1006800 DEEDQC
05/23/2023 03 14.07 PM 3 pgs
Fees $17 00 Taxes $0 00
20230523-0038862

This Instrument Prepared By:

John M McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel No..
The 1708B Beechwood Ave Trust 1708B Beechwood Avenue Nashville, Tennessee 37212	The 1708B Beechwood Ave Trust 1708B Beechwood Avenue Nashville, Tennessee 37212	104 16 0 211.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Raymond L. Meneely and Linda Whitesell Meneely**, by these presents do hereby quitclaim and convey unto **The 1708B Beechwood Ave Trust, Dtd. May 19, 2023**, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 1708 B Beechwood Ave, Nashville, Tennessee 37212.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 19 day of May, 2023.

RAYMOND L. MENEELY

LINDA WHITESELL MENEELY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, BRIAN FRAZIER, a Notary Public in and for said County, **Raymond L. Meneely** and **Linda Whitesell Meneely**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of May, 2023

BRIAN K FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires. 1/30/24

My Commission Expires
January 30, 2024

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0 00

RAYMOND L. MENEELY

Subscribed and sworn to before me, this 19 day of May, 2023

BRIAN K FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 1/30/24

My Commission Expires
January 30, 2024

EXHIBIT A

Land in Davidson County, Tennessee, BEING the westerly one half of Lot No. 204 on Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, page 34, Register's 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 Raymond L Meneely, ET UX, Linda Whitesell Meneely, husband and wife, of record in Book 6914, page 274, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1708B Beechwood Avenue, Nashville, Tennessee 37212