HEATHER HANNA
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jul 10, 2029
Acting in the County of Oakland

STATE OF ~~TENNESSEE~~ Michigan }
COUNTY OF Oakland }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Aaron V Beavers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF May, 2023.

NOTARY PUBLIC

My Commission expires: 7-10-2029

Prepared by:
Peggy Smith Pulley
Attorney at Law
102 Cumberland Street
Ashland City, TN 37015

Address of New Owner	Send Tax Bills To:	Tax Information:
Aaron and Emily Beavers Living Trust 1604 Stanley Boulevard Birmingham, Michigan 48009	Same	Map/Parcel **043-06-0-091.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10th day of April, 2023, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Aaron V. Beavers,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto the **Trustees** of the **Aaron and Emily Beavers Living Trust u/t/a dated December 14, 2022,** Grantees, their heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of the subdivision of Tract No. 14 of the Anderson Estates, not of record, described according to a survey made by H. Gee, April 18, 1946, as follows:

Beginning on the westerly margin of Nix Drive at a point 370 feet, more or less, north of the northerly margin of Roosevelt Drive, being the corner of Lot Nos. 83 and 84: thence with the westerly margin of Nix Drive, northwardly 60 feet to the corner of Lot Nos. 84 and 85; thence with the line between said two lots, westwardly 175 feet to the common corner of Lot Nos. 84, 85, 102, and 102; dance with the line between Lot Nos. 84 and 103, southwardly 60 feet to the common corner of Lot Nos. 83, 84, 103 and 104; thence with the line between Lot Nos. 83 and 84. eastwardly 175 feet to the beginning.

Being the same property conveyed to Aaron V. Beavers, a married man, by Warranty Deed from Linda Diane Cobb, an unmarried person, of record in Instrument No. 20201029-0125764 Register's Office for the Davidson County, Tennessee, dated October 20, 2020 and recorded on October 29, 2020.

Karen Johnson Davidson County
Batch# 1007411 DEEDQC
05/25/2023 08 41 06 AM 2 pgs
Fees $12 00 Taxes $0 00

20230525-0039338

This is improved property known as:
313 Nix Drive, Madison, Tenn. 37115

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Aaron V. Beavers,** has caused this instrument to be executed, this the 10th day of April, 2023.

Aaron V. Beavers

STATE OF ~~OHIO~~ MICHIGAN
COUNTY OF OAKLAND

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Aaron V. Beavers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 10th day of APRIL, 2023.

~~NOTARY~~ PUBLIC
My commission Expires: 01/29/2028

BRANDON OJA
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jan 29, 2028
Acting in the County of OAKLAND