Karen Johnson Davidson County
Batch# 1020650 DEEDQC
06/29/2023 10:47:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20230629-0049680

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Leslie Shepard Beall
AFFIANT

Subscribed and sworn to before me on this day, June 29, 2023.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-21-2026

New Owner Address:
Robert Perry Beall and
Leslie Shepard Beall, Co-Trustees
7215 Willow Creek Drive
Gallatin, TN 37066

Send Tax Bills To:
Same

Map-Parcel Number:
142-11-108

QUITCLAIM DEED

Robert P. Beall and wife, Leslie S. Beall ("Grantors"), for consideration of $10.00, hereby release, remise, and quitclaim to **Robert Perry Beall and Leslie Shepard Beall, Co-Trustees of the Beall Family Trust, dated June 29, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 29, 2023**.

Robert P. Beall

Leslie S. Beall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert P. Beall and Leslie S. Beall**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 29, 2023.

Notary Public

My Commission Expires:

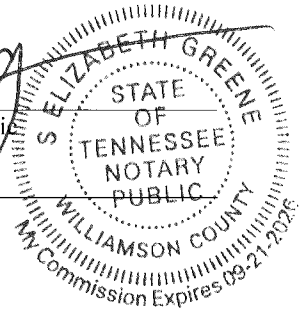


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Section Three, Valley West, as of record in Book 3500, page 138, Register's Office for said County.

Said Lot No. 48 fronts 103.10 feet on the easterly margin of Willow Creek Drive and extends back 189.27 feet on the northerly line and 198.80 feet on the southerly line to a dead line in the rear, measuring 103.54 feet thereon.

Being the same property conveyed to Robert P. Beall and wife, Leslie S. Beall, from Ralph H. Jackson, Jr. and wife, Nancy S. Stewart, by deed of record in Book 8238, Page 293, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 7215 Willow Creek Drive, Nashville, Tn 37221.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 June 29, 2023.

Affiant Signature

6/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Sworn to and subscribed before me on this day, June 29, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026