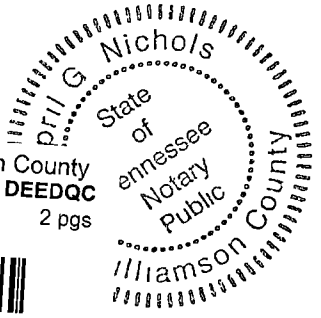
Quitclaim Deed



Karen Johnson
Batch# 1027994
07/19/2023 09 50 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs



20230719-0055451

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-

Affiant

Subscribed and sworn to before me this the 13th day of June 2023

Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO·
Anchor Title, LLC.
3010 Poston Ave
Nashville, TN 37203

Address of New Owners	Send Tax Bills To·	Tax ID#
Ryan and Carlie Beane 4404 A Hunt Place Nashville, TN 37215	NEW OWNER	**131-07-0-075.00-CO**

KNOW ALL MEN BY THESE PRESENTS that, **Mary Dee Ralston, Trustee of the Mary Dee Ralston Irrevocable Trust** for and in consideration of the sum of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Ryan and Carlie Beane**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows.

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows·

Being land in Davidson County, Tennessee, being Unit "A", together with the appurtenant interest in the common elements of 4404 Hunt Place Homes, and horizontal property regime with private elements established by Declaration in Instrument No 20220317-0031026, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan as Exhibit B to the aforementioned Declaration.

Being the same property conveyed Mary Dee Ralston Irrevocable Trust, by Quitclaim Deed from Michael A. Ralston, with instrument number 20160617-0061872

THIS CONVEYANCE IS SUBJECT TO (1) 2023 Taxes not yet due and payable, (2) All restrictions of record; (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record (6) All applicable governmental and zoning regulations, (7) All in the Register's Office for Davidson County, Tennessee.

This is improved property having a physical address of· 4404 A Hunt Place, Nashville, Tennessee 37215

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 13th day of June 2023

Mary Dee Ralston, Trustee of the Mary Dee Ralston Irrevocable Trust

Mary Dee Ralston, Trustee of the Mary Dee Ralston Irrevocable Trust

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Mary Dee Ralston, Trustee of the Mary Dee Ralston Irrevocable Trust, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained

Witness my hand and seal, this the 13th day of June 2023.

Notary Public
My Commission Expires: 10-24-2023

April G Nichols
State of Tennessee Notary Public
Williamson County