Karen Johnson Davidson County
Batch# 1066885 DEEDQC
10/31/2023 03:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231031-0085201

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Shannon Alexander Wilson Beisel, Trustee of The Shannon Alexander Wilson Beisel Revocable Living Trust	Same	116-04-0-013.00 & 116-04-0-21.000
509 S. Wilson Blvd.		
Nashville, TN 37205		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **MICHAEL D. BEISEL AND WIFE, SHANNON A.W. BEISEL**, do hereby convey to **SHANNON ALEXANDER WILSON BEISEL, Trustee of THE SHANNON ALEXANDER WILSON BEISEL REVOCABLE LIVING TRUST dated October 31, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 24 on the map of Kimpalong Place, as of record in Book 547, page 18, Register's Office for said County, described as follows: Beginning of the westerly margin of Wilson Avenue at a point 204 feet north of the northerly margin of Woodlawn Avenue; thence with the westerly margin of Wilson Avenue, northwardly 90 feet to the corner of Lots 24 and 25; thence westwardly 212 feet, more or less, to the easterly line of Lot No. 23 at a point 100 feet south of the southerly margin of Kimpalong Road; thence with the line between lots Nos. 23 and 24, southwardly 75 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots 2 and 1, eastwardly 230 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot No. 1 as shown on the Plat of Kimpalong Place as of record in Book 547, page 18, Register's Office for Davidson County, Tennessee, more fully described as follows: Beginning at a point in the westerly margin of Wilson Avenue at a point 204 feet North of the northerly margin of Woodlawn Avenue, said point being the northeast corner of Lot No. 1 and the southeast corner of Lot No. 24, as shown on said Plat; thence in a southerly direction along the westerly margin of Wilson Avenue, a distance of 30 feet to a point; thence with a line parallel to the southerly line of Lot No. 24, a distance of 81 feet, more or less, to the westerly line of property owned by Margaret R. Witzmann, as described in Deed Book 4294, page 949, said Register's Office; thence with the westerly line of said Witzmann property in a northerly direction, a distance of 30 feet to the southerly margin of Lot No. 24; thence with said southerly margin of Lot No. 24 in an easterly direction 79.25 feet to the westerly margin of Wilson Avenue, being the point of beginning.

Being the same property conveyed to Michael D. Beisel and wife, Shannon A.W. Beisel by warranty deed from Richard P. Walker and Betty Jo Foster, Co-Executors of the Estate of Mary P. Walker dated August 22, 2008, Instrument Number 20080827-0088088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 509 S. Wilson Boulevard, Nashville, Tennessee 37205.

Shannon A.W. Beisel and Shannon Alexander Wilson Beisel are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31st day of October, 2023.

MICHAEL D. BEISEL

SHANNON A.W. BEISEL

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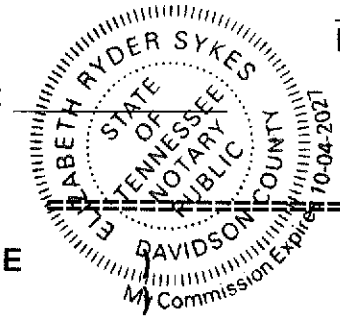
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. BEISEL** and **SHANNON A.W. BEISEL**, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 31st day of October, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

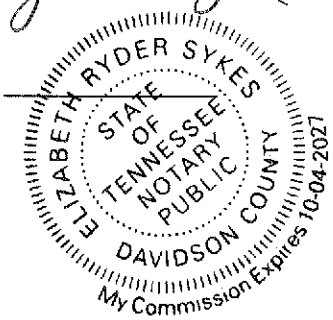
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
31st day of October, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 October 31, 2023.

October 31, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of October, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

