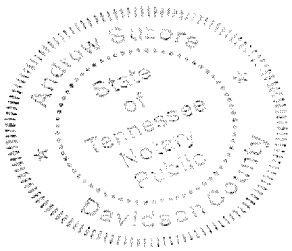
Karen Johnson Davidson County
Batch# 1086271 DEEDQC
12/28/2023 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231228-0099777



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 20th day of December, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeff Beeler	**Jeff Beeler**	**14513004200**
5405 Sassafras Place	**5409 Sassafras Place**	
Brentwood, TN37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, **Sassafras Place, LLC, a South Carolina limited liability company** (hereinafter the "Grantor"), hereby quitclaim and convey to **Jeff Beeler, a married man** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot 2 on the Resubdivision of Lot 3 as shown on the Plat of the Resub of Lots 3 & 4 Sassafras, of record in Book 6200, Page 679, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description, together with the interest of the Grantors herein, in and to a private road known as Sassafras Drive, also known as Sassafras Place, as shown on Plat of record in Book 5050, page 91, in the said Register's Office and subject to a Road Agreement as set out in Book 5304, page 836, in the said Register's Office.

IN ADDITION to the aforesaid described property, also included with this conveyance is a 50-foot strip of land described as follows:

BEGINNING at an iron pin in the northeast corner of the above described tract N 42° 09' 47" W 66.03 feet to a point; N 50° 56' W 52.13 feet to a point; N 22° 37' E 375.80 feet to a point in the southern right-of-way of Jefferson Davis Court; thence with said right-of-way S 67° 23' E 50.0 feet to a point; thence S 22° 37' W 270.0 feet to a point; thence S 0° 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sassafras Place, LLC, a South Carolina limited liability company, by Warranty Deed from James M. Edwards, married, of record in Instrument 20170630-0066157, Register's Office of Davidson County, Tennessee.

BEING commonly known as **5405 Sassafras Place, Brentwood, TN 37027.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 12 day of September, 2023.

Sassafras Place, LLC,
a South Carolina limited liability company

By: _____
Jeff Beeler, Member

By: _____
Darlene P. Dutton, Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeff Beeler and Darlene P. Dutton, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Sassafras Place, LLC, the within bargainor, a South Carolina limited liability compnay, and that as Members they are authorized by the company to execute the within instrument as its Members and further acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of September, 2023.

Cheryl Blay
Notary Public
My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Andrew Suzore, do hereby make oath that I am a licensed attorney and/or 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 09/12/2023 (date of document).

Affiant Signature

12/28/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

