THIS INSTRUMENT PREPARED BY: Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, Tennessee 37027	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $2,200,000. James W. Cameron III Affiant Sworn to and subscribed before me, this 21st day of December, 2023. Julie M. Letourney Notary Public My Commission Expires: 7/6/2026

Karen Johnson
Batch # 1087149
12/29/2023 03:06:49 PM
Fees: $18.00 Taxes: $8,140.00

Davidson County
DEEDQC
3 pgs

20231229-0100262

JULIE M. LETOURNEY
STATE OF TENNESSEE
NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
James W. Cameron III, Trustee The 2012 Beaman GST Trust F/B/O Katherine Alice Beaman 112 Westwood Place, Suite 240 Brentwood, TN 37027	Same	Map 132-6 Parcel 15

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the herein named Grantee, and for other good and valuable consideration, **LEE A. BEAMAN** (the "Grantor") has bargained and sold and by these presents does transfer, quitclaim, and convey unto **JAMES W. CAMERON III, TRUSTEE OF THE 2012 BEAMAN GST TRUST F/B/O KATHERINE ALICE BEAMAN U/A DATED DECEMBER 11, 2012** (the "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to an undivided fifty percent (50%) interest in that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

> Being a tract of land lying in Nashville, Davidson County, Tennessee, and being all of Lot 1 of the Resubdivision of Part of Lot 4 of Mullen Lands as of record in Plat Book 3500, Page 32, and being bounded on the east by the west right-of-way line of Glen Leven Road, on the south by Lee A. Beaman, on the west by Helen Perry and B.H. Perry and on the north by Edwin Bond, Jr. and being more particularly described as follows:

Beginning at an iron pin in the west right-of-way line of Glen Leven Road at a common corner with Beaman;

Thence leaving Glen Leven Road and with Beaman North 73 degrees 54 minutes 27 seconds West, 385.49 feet to a planted stone;

Thence North 82 degrees 46 minutes 10 seconds West, 484.31 feet to a planted stone at a common corner with Beaman in the east line of Helen Perry;

Thence with Helen Perry and B.H. Perry North 3 degrees 24 minutes 23 seconds East 170.71 feet to a concrete monument at a common corner with Bond;

Thence with Bond South 83 degrees 18 minutes 00 seconds East, 585.86 feet to a concrete monument;

Thence South 82 degrees 06 minutes 17 seconds East, 283.25 feet to a concrete monument at a common corner with Bond in the west right-of-way line of Glen Leven Road;

Thence with the west right-of-way line of Glen Leven Road along a curve to the right the central angle of which is 04 degrees 49 minutes 51 seconds, the radius of which is 1,784.35 feet, the chord of which is 150.40 feet, South 04 degrees 29 minutes 24 seconds West, an arc length of 150.44 feet to an iron pin;

Thence South 07 degrees 00 minutes 18 seconds West, 81.63 feet to the point of beginning, and containing 161,883 square feet (3.716 acres more or less).

Being the same property conveyed to Lee A. Beaman by Warranty Deed from Patrick B. Howell and wife, Tammy W. Howell of record at Instrument No. 20010109-0002987, Register's Office for Davidson County, Tennessee.

This is improved property known as 831 Glen Leven Drive, Nashville, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 21 day of December, 2023.

Lee A. Beaman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, JULIE M. LETURNY, a Notary Public of said county, LEE A. BEAMAN, the above named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein by signing his name thereto.

Witness my hand and seal, at office, in Brentwood, Tennessee, this 21st day of December, 2023.

Julie M. Leturny
Notary Public
My Commission Expires: 7/6/2026