Karen Johnson Davidson County
Batch# 1094651 DEEDQC
01/26/2024 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240126-0005367

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

James Matthew Beavers, Trustee, Affiant

Subscribed and sworn to before me, this 25th day of January, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Matthew Beavers and/or Rachel Dawn Beavers, Trustees 3924 Kimpalong Avenues Nashville, Tennessee 37205	SAME	103 16 0 079.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Matthew Beavers and wife, Rachel Dawn Beavers**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Matthew Beavers and/or Rachel Dawn Beavers, Trustees of the James & Rachel Beavers Living Trust, established by the Revocable Trust Agreement of James Matthew Beavers and Rachel Dawn Beavers dated January 25, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 25th day of January, 2024.

James Beavers
James Matthew Beavers

Rachel D Beavers
Rachel Dawn Beavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Matthew Beavers and Rachel Dawn Beavers, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of January, 2024.

My Commission Expires: _____

CHARLES ALEXANDER IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 and the westerly 15 feet of Lot No. 28 on the plan of KIMPALONG PLACE, as shown by plat of record in Plat Book 547, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 27 and the westerly 15 feet of Lot No. 28 adjoin and front together 115 feet on the northerly side of Kimpalong Road and run back between parallel 1ines 175 feet to a dead line.

Being the same property conveyed to James Matthew Beavers and wife, Rachel Dawn Beavers by deed from Gerald Richard Pankow, II and Jenny Fields Pankow, husband and wife, of record as Instrument No. 20160513-0047736, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

James Matthew Beavers and James Beavers are one and the same person. Rachel Dawn Beavers and Rachel Beavers are one and the same person.

This is improved property known as 3924 Kimpalong Avenues, Nashville, Tennessee 37205.

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 547, page 18, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers/storm drainage as recorded in Book 3932, page 771, Register's Office for Davidson County, Tennessee.

3. All future taxes will be assumed by the Grantee herein.

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

This is improved property known as 3924 Kimpalong Avenues, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/25/24.

1/26/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

