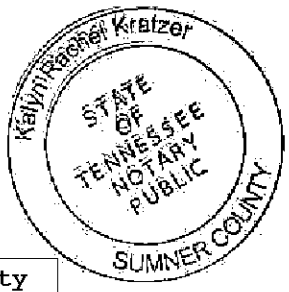
THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant



SUBSCRIBED AND SWORN to before me, this the 1st day of January 2024.

Notary Public
My Commission Expires: 7/28/25

Karen Johnson Davidson County
Batch# 1098084 DEEDQC
02/05/2024 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008055

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Bev, LLC **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**Bev, LLC** **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**042-15-0-111-00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason Hoffman and Christina Teeple**, ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Bev, LLC, a Tennessee Limited Liability Company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being Lot No. 45 on the Map of Blair Heights, Section III, of record in Book 2133, page 104, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

BEING the same property conveyed to Jason Hoffman and Christina Teeple, by Special Warranty Deed from Mary Nell Rager, Trustee of the Rager Family Trust, dated May 14, 1996, of record at Instrument number 20180426-0039154 in the Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded April 26, 2018.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **204 Beverly Drive, Madison, Tennessee 37115.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 1st day of January, 2024.

GRANTORS:

Jason Hoffman

Christina Teeple

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of January, 2024, before me personally appeared Christina M. Teeple and Jason Hoffman to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 1st day of January, 2024.

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 January 1, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 1st day of January, 2024.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of January, 2024.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY