Karen Johnson Davidson County
Batch# 1102438 DEEDQC
02/20/2024 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011447

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, February 20, 2024.

Notary Public

My Commission Expires: 1-11-26

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

New Owner Address:
Beverly Biele
4964 Jean Duluth Road
Duluth, MN 55803

Send Tax Bills To:
Same

Map-Parcel Number
084 14 0 009.00

EXECUTOR'S QUITCLAIM DEED

Beverly Biele, Executor of the Estate of Thomas Bennett Bechtold (the "Decedent"), who died on September 29, 2023 and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 23P2048 for consideration of $10.00, hereby releases, remises and quitclaims unto **Beverly Biele** all the right, title and interest of the Decedent's estate in and to the tracts or parcels of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow>

WITNESS my hand on this day, February 9 2024.

Beverly Biele, Executor of the Estate of Thomas Bennett Bechtold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Beverly Biele, Executor of the Estate of Thomas Bennett Bechtold,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this day, February 9, 2024.

Notary Public

My Commission Expires: 1/31/26

LINDSEY RAE SWEENEY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2026

4878-5815-1587, v. 1

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 124, Walnut Grove Subdivision, of record in Book 2133, page 87, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas B. Bechtold and wife, Kathleen A. Bechtold from Jeff Meadows and wife, Dawn Pennington, by deed of record in Book 8004, page 490, Register's Office for Davidson County, Tennessee. Kathleen A. Bechtold having died April 22, 2019, and Thomas B. Bechtold being sole owner by rights of survivorship.

The description is the same as that used in the previous deed.

This is property commonly known as 2208 Dearborn Dr., Nashville, TN 37214.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 February 9, 2024.

Affiant Signature

Date: February 20, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026

4878-5815-1587, v. 1