Karen Johnson Davidson County
Batch# 1130703 DEEDQC
05/03/2024 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032678

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan David Beuschel and Elizabeth Anderson Beuschel, Co-Trustees 4035 General Bate Drive Nashville, TN 37204	Same	132 01 0O 002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, RYAN BEUSCHEL and LIZ BEUSCHEL (collectively, the "Grantor"), hereby quitclaim and convey to RYAN DAVID BEUSCHEL and ELIZABETH ANDERSON BEUSCHEL, CO-TRUSTEES OF THE BEUSCHEL COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of General Bate Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for General Bate Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20130530 - 0054653, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of General Bate Cottage s, a Horizontal Property Regime with Private Elements contained in said Declaration , the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130530-0054653, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated here in and made a part hereof , the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by deed of record as Instrument #20211103-0147159, Register's Office for Davidson County, Tennessee.

Being property known as 4035 General Bate Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12th day of April, 2024.

RYAN BEUSCHEL

LIZ BEUSCHEL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid Ryan Beuschel and Liz Beuschel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 12 day of April, 2024.

Notary Public
My Commission Expires:_____

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 12 day of April, 2024.

Notary Public
My Commission Expires:_____

NICOLE DENISE GOLDSBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Oct. 4, 2027

37568365.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 April 12, 2024 (date of document).

Emerald Burns
Affiant Signature

May 3, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

