Karen Johnson
Batch # 1164285
07/30/2024 12:24:16 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240730-0057632

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Brent Beachtel	Same	133-12-0-153.00
238 Elysian Fields Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Lucy Gaines, Unmarried** as Grantor, hereby transfers and convey unto the said **Brent Beachtel, Unmarried** the Grantees herein, her successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 50, on the Plan of Valley View Meadows, Section III, as of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brandon Ross and Ellen J. Luttrell (n/k/a Ellen Ross), husband and wife, by Warranty Deed from Barbara Ambrose, married, dated May 21, 2013 of record as Instrument No. 20130528-0053494, Register's Office for Davidson County, Tennessee. ****

This is improved property known as: 238 Elysian Fields Road. Nashville TN 37211

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lafayette

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 17 day of June, 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 291909 ELIZABETH L. CRAWFORD Commission Expires July 14, 2025 LAFAYETTE COUNTY

My commission expires:

Lucy Gaines
Affiant

Notary Public

WITNESS our hands this the 17 day of June, 2024.

Lucy Gaines
Lucy Gaines

***Being same property conveyed to Lucy Gaines, Gaines, unmarried and Brent Beachtel, unmarried, joint tenants with rights of survivorship, by Warranty Deed from Brandon Ross and Ellen J Ross (f/k/a) Ellen J Luttrell) in Inst#2018081-0075007, Register's Office, Davidson Co, TN.

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lafayette

STATE OF Mississippi
COUNTY OF LaFayette

Personally appeared before me, a Notary Public of said county and state, the within named Lucy Gaines, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2024.

Notary Public

My Commission Expires:

