Karen Johnson Davidson County
Batch# 1179116 DEEDQC
09/09/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069116

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Kelly M. Beaty
119 Cambridge Court
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
02607013000

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Bradley R. Beaty, hereby Quitclaim all my interest to Kelly Moore Beaty f/k/a Kelly L. Moore, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Windsor Green, Phase II, Section 1, of record in Plat Book 6250, pages 988 and 989, and amended in Book 7205, page 890, and as amended in Book 9992, page 744, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley R. Beaty and Kelly L. Moore, as joint tenants with the right of survivorship, from Susan Jane Hamilton Wray Caldwell and James L. Caldwell by Deed dated November 20, 2000 and as of record in Instrument No. 20001201-0118198, said Register's Office.

This is improved property known as 119 Cambridge Court, Goodlettsville, TN 37072.

And now I, Bradley R. Beaty, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Kelly Moore Beaty, her heirs and assigns, forever; and I, Bradley R. Beaty, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6 day of September, 2024.

x Bradley R. Beaty
Bradley R. Beaty

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bradley R. Beaty, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Collierville, Tennessee, this the 6 day of September, 2024.

Courtney R Artzer
NOTARY PUBLIC

MY COMMISSION EXPIRES
~~JUNE 28, 2027~~

My Commission Expires: _____

MY COMMISSION EXPIRES
JUNE 28, 2027

COURTNEY ARTZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE)
COUNTY OF Shelby)

The actual value or consideration, whichever is greater, for this transfer is $ 0.

x Bradley R Beaty
AFFIANT

Subscribed and sworn to before me this 6 day of September, 2024.

Courtney R Artzer
NOTARY PUBLIC

MY COMMISSION EXPIRES
JUNE 28, 2027

My Commission Expires: _____

COURTNEY ARTZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Certificate of Authenticity

I, Kathy Lee, 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 9/16/24.

Date

Affiant Signature

9/16/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 16th day of September, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON