PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@iveytitle.com*
W & I Ref: (63834)

Karen Johnson
Batch # 1201164
11/04/2024 02:05:37 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241104-0085624

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Earl Beasley Jr. Family 2021 Trust Katherine E. Beasley, Trustee Katherine E. Beasley Thomas Earl Beasley III 5111 Dakota Avenue Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 091-16-0-271.00

QUITCLAIM DEED

WHEREAS, pursuant to an Executor's Quitclaim Deed, dated March 14, 2018, and recorded March 20, 2018, of record in Instrument No. 20180320-0026313, Register's Office for Davidson County, Tennessee, and in accordance with the Last Will and Testament of Thomas Earl Beasley, Jr., probated and recorded in Docket No. 16P985, Probate Court for Davidson County, Tennessee, Katherine E. Beasley, as Executor of the Estate of Thomas Earl Beasley, Jr., conveyed the one-third (1/3) undivided interest of Thomas Earl Beasley, Jr. in the real property described below (the "Property") to Katherine E. Beasley, as Trustee of the Thomas Earl Beasley Jr. Family Trust; and

WHEREAS, on September 29, 2021, the Thomas Earl Beasley Jr. Family Trust decanted into the Thomas Earl Beasley Jr. Family 2021 Trust, as evidenced by a Certification of Trust, dated November 1, 2024, and recorded on November 4, 2024 in Inst. No. 20241104-0085623, Register's Office for Davidson County, Tennessee; and

WHEREAS, Katherine E. Beasley, as Trustee of the two aforementioned trusts, wishes to clarify the identity of the trust, in which name the Property is to be titled, by recording this Quitclaim Deed conveying the one third (1/3) interest owned by the Thomas Earl Beasley Jr. Family Trust to the Thomas Earl Beasley Jr. Family 2021 Trust.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Katherine E. Beasley, as Trustee of the Thomas Earl Beasley Jr. Family Trust**, her successors and assigns, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Katherine E. Beasley, as Trustee of the Thomas Earl Beasley Jr. Family 2021 Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the east 40.0 feet of Lot No. 2 and the west 20.0 feet of Lot No. 3 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Thomas Earl Beasley Jr. (a/k/a Earl Beasley Jr.), Thomas Earl Beasley III, and Katherine E. Beasley, by Warranty Deed from Darleen Sandoval and husband, Damon Maes, of record in Inst. No. 20050318-0030071, Register's Office, Davidson County, Tennessee.

Thomas Earl Beasley has since died, testate. By Last Will and Testament of record in Docket No. 16P985 Probate Court for Davidson County, Tennessee, Katherine E. Beasley was named Executor with full power to convey subject property. By Executor's Quitclaim Deed of record in Instrument No. 20180320-0026313, Register's Office for Davidson County, Tennessee, Katherine E. Beasley, Executor, conveyed the interest of Thomas Earl Beasley, Jr. to Katherine E. Beasley, Trustee of the Thomas Earl Beasley Jr. Family Trust.

On September 29, 2021 and pursuant the power and authority granted to the Trustee, the assets of the Thomas Earl Beasley Jr. Family Trust were distributed to the Thomas Earl Beasley Jr. Family 2021 Trust.

Description Reference: The descriptions herein are the same as those contained in the prior instruments.

This is improved property known as: 4111 Dakota Avenue, Nashville, Tennessee 37209.

WITNESS THE EXECUTION HEREOF on November 1, 2024.

THOMAS EARL BEASLEY JR. FAMILY TRUST

Katherine E. Beasley, as Trustee

State of Tennessee
County of Davidson

On November 1, 2024, before me the undersigned authority, personally appeared **Katherine E. Beasley, as Trustee of the Thomas Earl Beasley Jr. Family Trust** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ - 0 -.

Affiant

Sworn and subscribed before me on November 1, 2024.

Notary Public

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028