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: *info@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
20241104-0085625

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: 10303008500

QUITCLAIM DEED

WHEREAS, pursuant to an Executor's Quitclaim Deed, dated March 14, 2018, and recorded March 20, 2018, of record in Instrument No. 20180320-0026314, 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 in the Property from 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 Lot No. 7 on the Plan of Dickens Subdivision, of record in Book 3300, page 24, Register's Office for said County, as follows:

Said Lot No. 7 fronts 47 feet on the easterly side of 53rd Avenue North and runs back between parallel lines 131 feet to a dead line.

Being the same property conveyed to Thomas Earl Beasley Jr. and Katherine E. Beasley by deed from Kaley Leroy Derryberry Sr., of record in Inst. No. 20050823-0100137, 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. Katherine E. Beasley, individually, and as Executor of the Estate of Thomas Earl Beasley Jr., conveyed a one-third (1/3) undivided interest to Thomas Earl Beasley, III by Quitclaim Deed of record in Instrument No. 20170814-0083311, Register's Office for Davidson County, Tennessee. By Executor's Quitclaim Deed of record in Instrument No. 20180320-0026314, Register's Office for Davidson County, Tennessee, Katherine E. Beasley, Executor of the Estate of Thomas Earl Beasley Jr. conveyed all interest of said 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: 102 53rd 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