THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1245589 DEEDQC
03/11/2025 07:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250311-0018068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 7th day of March, 2025.

Notary Public
My Commission Expires: 4/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Amy Harwell **1613 Fatherland Street** **Nashville, TN 37206**	**Amy Harwell** **1613 Fatherland Street** **Nashville, TN 37206**	**083-14-0-121.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amy Dawn Harwell and husband, Battle Alexander Beasley, Sr.** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Amy Dawn Harwell, married** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 66, on the Plan of Lindsley's 2nd Subdivision of the Chadwell Tract, as of record in Plan Book 2, Page 24, Chancery Court, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Amy Dawn Harwell and husband, Battle Alexander Beasley, Sr. by Warranty Deed from Willaim C. Eaton, Sr., single, of record at Book 11023, Page 720, in the Register's Office for Davidson County, Tennessee, dated July 14, 1998.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1613 Fatherland Street, Nashville, Tennessee 37206**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 7th day of March, 2025.

GRANTORS:

Amy Dawn Harwell

Battle Alexander Beasley, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of March, 2025, before me personally appeared Amy Dawn Harwell and Battle Alexander Beasley, Sr. to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 7th day of March, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Rolston Peacock, 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 March 7, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 7th day of March, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of March, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

