Karen Johnson Davidson County
Batch# 1252576 DEEDQC
03/27/2025 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250327-0023008

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Patrick & Beatty Affiant Subscribed and sworn to before me, this 30th day of January, 2025. Notary Public My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Patrick Beatty and Jill Beatty, Trustees 304 Greenway Ave. Nashville, Tennessee 37205	SAME	Map 104 05 0 35000 Parcel

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick Beatty and wife, Jill Beatty**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the

Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Patrick Beatty and Jill Beatty, Trustees of the Patrick & Jill Beatty Living Trust, established by the Revocable Trust Agreement of Patrick Beatty and Jill Beatty dated January 30, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of January, 2025.

Patrick Beatty

Jill Beatty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Beatty and Jill Beatty, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 286 on Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, Page 174, Register's Office of Davidaon County, Tennessee, described as follows:

BEGINNING at a point in the East margin of Greenway Street, at the common corner of Lots Nos. 285 and 286, thence easterly 193 feet to an iron pin in the west margin of an alley, which iron pin is located 51 feet south of the common corner of Lots Nos. 284 and 285, thence with the west margin of said alley, southerly 16 feet to a turn in said alley; thence with the north margin of said alley, westerly 203.6 feet to the intersection of Greenway Street; thence along the easterly margin of Greenway Street, North 80.1 feet to the beginning.

Being the same property conveyed to Patrick D. Beatty and wife, Jill M. Beatty, by deed from Sandra Dean Miller-Davis, of record as in Book 8116, page 166, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Greenway Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/30/25.

3/27/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

