Name and Address of New Owner:
Phyllis E. Beach
Norman Beach
3444 Chandler Cove Way
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument was Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1256553 DEEDQC
04/04/2025 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025794

Map & Parcel No: 173-16-0A-095-00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **PHYLLIS E. BEACH,** "the Grantor," conveys and quitclaims unto **PHYLLIS E. BEACH AND HUSBAND, NORMAN BEACH,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Wilma Parker, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated July 22, 2005, and recorded on July 27, 2005, of record in Instrument No. 20050727-0087319, and re-recorded in Instrument No. 20051010-0121848, Register's Office for Davidson County, Tennessee.
>
> The said Wilma Parker died testate on August 28, 2015, and pursuant to her Last Will and Testament filed as Docket No. 17P-1141, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and the Order of Probate for Muniment of Title recorded in Instrument No. 20210427-0056080, Register's Office for Davidson County, Tennessee, the property was vested to Phyllis E. Beach as the sole heir and beneficiary.
>
> Wilma Parker is one and the same person as Wilma L. Parker.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED. PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 4th day of April, 2025.

Phyllis E. Beach

Phyllis E. Beach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2025, before me personally appeared Phyllis E. Beach, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this the 4th day of April, 2025.

Notary Signature
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Phyllis E. Beach

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 4th day of April, 2025.

Notary Signature
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/04/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/04/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of April, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

