Prepared by:
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Karen Johnson
Batch # 1258000
04/11/2025 12 29 36 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250411-0027331

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Russell Harrison Beaty **145 Ashland Point** **Hendersonville, TN 37075**	**Same**	**Parcel No. 042 11 0 068.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, CAMERON BEATY (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey in fee simple unto RUSSELL HARRISON BEATY (hereinafter referred to as "Grantee"), his heirs, successors and assigns, all of the interest of the Grantor in and to a certain tract or parcel of land and improvements thereon located in Davidson County, Tennessee described as follows, to wit:

> Being Lots No. 27, 28, 29, 30, and 31 of Block B on the unrecorded Plan of Marthonna Subdivision, described according to a copy of a survey thereof made in Dec. 1937, by J. A. Mefford, Surveyor, as follows:
>
> BEGINNING at a point in the easterly margin of Ezell Road West, at the corner of Lots Nos. 25 and 26, being 250 feet south of the south margin of Old Hickory Boulevard; thence easterly 420 feet to a point, the corner of Lots Nos. 10 and 27 in the west line of Lot 9, being 242.9 feet south of the south margin of Old Hickory Boulevard; thence southerly 125 feet to a point at the corner of Lots Nos. 31 and 32; thence westerly with the line between said Lots, 420 feet to the east margin of Ezell Road West; thence with the margin of the same, northerly 125 feet to the beginning.
>
> This conveyance is subject to restriction of Record, Book 1133, page 313, and in Book 1140, page 99, RODC.
>
> Being the same property conveyed to Harrison Harper Beaty and wife, Rowena Culberson Beaty, by Warranty Deed dated August 8, 1956, from J.T. Dennis and wife, Rose Ellen Dennis, of record in Book 2590, Page 165, in the Register's Office for Davidson County, Tennessee; Rowena C. Beaty having died March 24, 2023,

and her interest in said property vesting in Harrison H. Beaty; Harrison H. Beaty having died testate and devising his interest in said property to Russell Harrison Beaty and Cameron Beaty, under the Last Will and Testament of Harrison H. Beaty of record in the offices of the Circuit Court, Probate Division, of Davidson County, Tennessee, as set forth in the Order of Probate for Muniment of Title entered on the 2nd day of April, 2025, by said Court and recorded as Instrument No. 20250411-0027329, in the Register's Office for Davidson County, Tennessee, and said Last Will and Testament of Harrison H. Beaty recorded as Instrument No. 20250411-0027330, in the Register's Office for Davidson County, Tennessee.

The legal description stated above has been taken from the Warranty Deed conveying the interest in said property to Harrison Harper Beaty and wife, Rowena C. Beaty. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to any deeds of trust or mortgages affecting any of the tracts so conveyed.

WITNESS MY HAND this 10th day of MARCH, 2025.

GRANTOR:

Cameron Beaty

CAMERON BEATY

STATE OF GEORGIA)
COUNTY OF FORSYTH)

Personally appeared before me, PAVANI SANDE, a Notary Public of this County, CAMERON BEATY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10th day of MARCH, 2025.

PAVANI SANDE
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires January 17, 2028

Notary Public
My Commission Expires: 17th JAN 2028

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00. NO RECORDATION TAX IS DUE PURSUANT TO T.C.A. § 67-4-409(D).

Sworn and subscribed to before me this 10th **day of** MARCH, **2025.**

By: Cameron Beaty
Cameron Beaty, Affiant

Notary Public
My Commission Expires: 17th JAN 2028

PAVANI SANDE
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires January 17, 2028