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

Karen Johnson Davidson County
Batch# 1264433 DEEDQC
04/24/2025 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031533

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 21st day of April, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
BEEPOPS Living Trust **1602 Woodland Street** **Nashville, Tennessee 37206**	**BEEPOPS Living Trust** **1602 Woodland Street** **Nashville, Tennessee 37206**	**104-07-0-291.00**

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, **David Mathias Baldwin and spouse, Melissa Kay Moss** ("Grantors"), by these presents does hereby Quitclaim and convey unto the **BEEPOPS Living Trust dated April 21, 2025** ("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 23 on the plan of Rich Resubdivision of Lot Nos. 17, 18, 19, 33, 34 and 35 and original Lot Nos. 20 to 32, inclusive, and 36 to 48, inclusive, in Marshall & Stokes Subdivision, of record in Book 547, page 172, Register's Office for said County.

BEING the same property conveyed to David Mathias Baldwin and spouse, Melissa Kay Moss, by Quitclaim Deed from David Mathias Baldwin, Trustee of The David Mathias Baldwin Revocable Living Trust, dated November 2, 2021 of record at Instrument No. 20220518-0057273 **, in the Register's Office for Wilson County, Tennessee, dated April 21, 2025.**

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: **2703 Belcourt Avenue, Nashville, Tennessee 37212.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 21st day of April, 2025.

GRANTORS:

David Mathias Baldwin

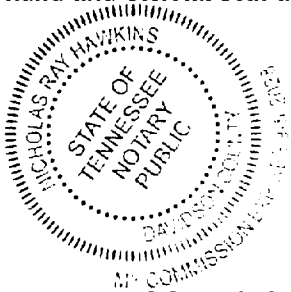
Melissa Kay Moss

STATE OF TENNESSEE)
) ss.:
COUNTY OF DAVIDSON)

On this 21st day of April, 2025, before me personally appeared David Mathias Baldwin and Melissa Kay Moss, to me known (or proved to me on the basis of satisfactory evidence) 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 and official seal this, the 21st day of April, 2025.

[Seal]



Notary Public
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, 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 April 21, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 21st day of April, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of April, 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