This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1269008 DEEDQC
05/05/2025 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250505-0034913

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Scott Eric Becker, Co-Trustee Dawn Alice Becker, Co-Trustee Scott and Dawn Becker Community Property Trust 4212 Arundel Court Nashville, TN 37215	same	116 12 0L 005.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Scott E. Becker and Dawn A. Becker (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Scott Eric Becker and Dawn Alice Becker, and their successors in trust, as Co-Trustees of the Scott and Dawn Becker Trust dated January 23, 2025, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Arundel Subdivision Estes Road of record in Plat at Instrument No. 20070717-0085048, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott E. Becker and Dawn A. Becker, husband and wife, by Warranty Deed dated September 21, 2016, from John B. Wheelock and wife, Margaret M. Brennan, of record at Instrument No. 20160923-0100300 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4212 Arundel Court, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Scott and Dawn Becker Trust dated January 23, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Scott E. Becker and Dawn A. Becker, husband and wife, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor have executed this instrument to be effective as of the 23rd day of January, 2025.

Scott E. Becker, Grantor

Dawn A. Becker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Scott E. Becker, Grantor, 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 and seal at office in Nashville, Tennessee, this 23 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dawn A. Becker, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Scott E. Becker, Affiant

Subscribed and sworn to before me this 23 day of January, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 January 23, 2025 (date of document).

Carla Lovell

Carla Lovell

May 5, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of ~~January~~ May, 2025.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE