Karen Johnson Davidson County
Batch# 1271558 DEEDQC
05/09/2025 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036753

QUIT CLAIM DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14th DAY OF APRIL, 2025.

April Sumrld
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 256 Seaboard Lane G104, Franklin, TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	
Jason R. Begue and Pamela Begue	Same as new owner	
4529 Shys Hill Road		Parcel:131 11 0 004.00
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON R. BEGUE AND PAMELA BEGUE, TRUSTEES OF THEIR SUCCESSORS IN INTEREST OF THE BEGUE REVOCABLE LIVING TRUST, DATED 21,2023

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JASON R. BEGUE AND PAMELA BEGUE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4529 Shys Hill Road, Nashville, TN 37215

Witness its hand on the 14th day of April, 2025.

Jason R. Begue and Pamela Begue, Trustees of their successors in interest of the Begue Revocable Living Trust, dated 21,2023

BY: _____
Jason R. Begue, Trustee

BY: _____
Pamela Begue, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Jason R. Begue and Pamela Begue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of JASON R. BEGUE AND PAMELA BEGUE, TRUSTEES OF THEIR SUCCESSORS IN INTEREST OF THE BEGUE REVOCABLE LIVING TRUST, DATED 21,2023, the within named barganor, a corporation, and that Jason R. Begue and Pamela Begue, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 14th day of April, 2025.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81 and 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 254.58 feet on the broken Southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the Northwesterly line and 157.00 feet on the Southeasterly line to a dead lie in the rear, measuring 205.0 feet.

Being the same property conveyed to Jason R. Begue and Pamela Begue, Trustees, or their successors in interest of the Begue Revocable Living Trust, dated July 21, 2023, and any amendments thereto, by Quitclaim Deed from Jason R. Begue and Pamela Begue dated July 21, 2023, and recorded August 15, 2023, of record in Instrument No. 20230815-0063328, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 4529 Shys Hill Road, Nashville, Tennessee, 37215
TAX PARCEL ID/APN: 131 11 0 004.00

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 5. 2025.

Affiant Signature

9th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028