Karen Johnson Davidson County
Batch# 1279498 DEEDQC
05/30/2025 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250530-0042429

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

JONNA L. MAY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 10/17/2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Beechwood, LLC Attn: Jefferson C. Pennington III 3807 Charlotte Avenue Nashville, TN 37209	Same	11801001400 11801044800 11801001500 11801001600

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MARY F. MCMILLEN** and **MARTHA F. THOMPSON** (collectively, the "Grantors"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise, quitclaim, and give unto

BEECHWOOD, LLC, a Tennessee limited liability company, effective as of the 29th day of May, 2025 (the "Effective Date"), all of Grantors' right, title, and interest in and to certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference. This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

{Signature page to follow}

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed effective as of the Effective Date.

GRANTORS:

Mary F. McMillen

Martha F. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY F. MCMILLEN**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2025.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA F. THOMPSON**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 2025.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in the 18th District of Davidson County, Nashville, Tennessee, and being Lot 16 and a portion of Lot 17 of Belmont Land Co's Plan as recorded in Book 421, Page 31, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the east by the western right of way (ROW) of 12th Avenue South, bounded on the south by Treg Warner as recorded in Instrument Number 20130620-0063306, RODC, bounded on the west by the eastern ROW of Alley #428, and bounded on the north by the southern ROW of Beechwood Avenue. Said tract being more particularly described as follows:

POINT OF BEGINNING being a point lying on the southwest ROW intersection of said 12th Avenue South and said Beechwood Avenue; thence with said western ROW of 12th Avenue South South 11°56'43" West 133.24 feet to a found iron rod with "SCHNIEDER" cap; thence leaving said ROW of 12th Avenue South and with the common line of said Warner North 81°58'51" West 218.54 feet to a point lying on said eastern ROW of Alley #428; thence with said ROW of Alley #428 North 07°59'40" East 143.75 feet to a point lying on said southern ROW of Beechwood Avenue; thence with said ROW of Beechwood Avenue with the following: South 82°04'08" East 220.94 feet to a point; thence with a curve to the right having an arc length of 13.91 feet, a central angle of 69°38'33", a radius of 11.44 feet, and having a chord bearing and distance of South 23°16'34" East 13.06 feet to the point of beginning, according to the ALTA/NSPS Land Title & Topographic Survey prepared by L. Brandon Lambert, TN RLS No. 2828, with Chastain-Skillman, 215 Centerview Drive, Suite 113, Brentwood, TN 37027, dated May 28, 2025, Project Number 1025905. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Robey H. Franklin and wife, Hazel A. Franklin, by deed from C. S. Baker and wife, Elizabeth T. Baker, of record in Book 5113, page 838, Register's Office for Davidson County, Tennessee. Robey H. Franklin died on or about March 15, 1990, leaving Hazel A. Franklin as the surviving tenant by the entirety. The said Hazel Ann Franklin having since died testate on or about October 30, 1990. Pursuant to the Last Will and Testament of Hazel Ann Franklin, as admitted to probate in Docket No. 96256 in the Probate Court of Davidson County, Tennessee, said property was devised to Mary F. McMillen and Martha F. Thompson by Executor's Quitclaim Deed of record in Book 9092, page 569, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 29, 2025.

Affiant Signature

Date: May 29, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of May, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

