Karen Johnson
Batch # 1288474
06/23/2025 11 36 05 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250623-0048988

PREPARED BY:
LISA WEBB, ESQ
5409 MARYLAND WAY, SUITE 333
BRENTWOOD, TENNESSEE 37027

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Lindsay Beebe and Joni Beebe and Robert Beebe	**Name** Lindsay Beebe and Joni Beebe and Robert Beebe	072-10-4B-002.00 CO
Street Address 1406 Otay Street, Unit B	**Street Address** 1406 Otay Street, Unit B	
City **State** **Zip** Nashville TN 37216	**City** **State** **Zip** Nashville TN 37216	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Dustin Willis, the Grantor, by these presents does hereby quitclaim and convey unto Lindsay Beebe and Joni Beebe and Robert Beebe, all of his right, title and interest in and to the following described tract of land

Land in Davidson County, Tennessee, being Unit No 1406B on the plan of Townhomes at 1406 Otay Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 1406 Otay Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160503-0043255, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to JASSIN ABBOUD AL ISSA AND LAURA FRANCES REED, HUSBAND AND WIFE, by deed from SEAN AUSTIN AND RACHAEL AUSTIN, HUSBAND AND WIFE, of record in Instrument No. 20190722-0071526, dated July 18, 2019, said Register's Office

Being the same property conveyed to Lindsay Beebe and Dustin Willis, husband and wife, and Joni Beebe and Robert Beebe, husband and wife, by warranty deed from Jassin Abboud Al Issa and Laura Frances Reed, husband and wife, of record in Instrument No 20221006-0110418, Register's Office for Davidson County, Tennessee.

Witness my hand this 4th day of June, 2025

DUSTIN WILLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Reginald Stinson, a Notary Public in and for said County and State, the within named, Dustin Willis, the Grantor, 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 official seal at Nashville, Tennessee, this 4th day of June, 2025

Notary Public

My commission expires: 10/4/27

REGINALD STINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case styled *Lindsay Victoria Beebe v. Dustin Dwayne Willis,* Docket No 25CV-150, Circuit Court for Sumner County, Tennessee, and that the consideration for the transfer is $1 00

Affiant

Subscribed and sworn before me, this the 4th day of June, 2025

Notary Public

My commission expires 10/4/27

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).

REGINALD STINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027