THIS INSTRUMENT PREPARED BY: Bell & Alexander Title Services, Inc. 8110 Isabella Ln., Ste 200 Brentwood, TN 37027 DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of JUNE, 2025. Notary Public My Commission Expires. 9-6-26

Address New Owner
Justin Thomas Scalise
Rocio Kirchner
1507 Hudson Rd
Madison, TN 37115

Send Tax Bills To:
New Owners

Map and Parcel:
063-01-0A 002.00

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE	)	
	)	Case No. 325-01437-CW-7
Nelson Andrew Beck	)	Chapter 7
Christal Dawn Beck	)	Judge Charles M Walker
Debtor	)	
	)	

Karen Johnson Davidson County
Batch # 1292395 DEEDQC
07/01/2025 01 00 14 PM 3 pgs
Fees $18 00 Taxes $4,440 00
20250701-0051861

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jeanne Ann Burton, Trustee, as Chapter 7 Trustee for Nelson Andrew Beck and Christal Dawn Beck in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto **Justin Thomas Scalise aka Justin Scalise, an unmarried man, and Rocio Kirchner, an unmarried woman, as tenants in common with right of survivorship,** ("Grantee"), their, successors and assigns, all of the Debtor's right, title and interest, in and to certain land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference(the "Property").

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to a motion filed in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 325-01437-CW-7 and Order entered

Register's Office for Davidson County, Tennessee

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 2025.

Jeanne Ann Burton, Chapter 7 Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Ann Burton, Chapter 7 Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained Witness my hand and official seal this 30th day of June, 2025.

Notary Public

My Commission Expires 7/17/28

JOHN C ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

SITUATED in Davidson County, Tennessee, being Unit 1463 of the Homes at 1461 Neelys Bend, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 1461 Neelys Bend, of record in Instrument No. 20161024-0112359, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 1461 Neelys Bend, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20161024-0112359, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

The said Nelson Beck and Christal Beck, husband and wife filed for protection in the U. S. Bankruptcy Court, Middle District of Tennessee, under Case Number 325-01437-CW-7 and Jeanne Ann Burton was appointed as Chapter 7 Trustee.

Being the same property conveyed to Nelson Beck and Christal Beck, husband and wife, by Quitclaim Deed from AJ Investments, LLC, dated 12/08/2016 and recorded 12/16/2016 in Instrument No. 20161216-0132197; in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to AJ Investments, LLC, by Warranty Deed from Eric Sox, a married man and George Brandt, a married, man, dated 02/26/2016 and recorded 03/02/2016 in Instrument No. 20160302-0020152, in the Register's Office of Davidson County, Tennessee.