Karen Johnson Davidson County
Batch# 1309435 DEEDQC
08/13/2025 08:03:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250813-0064280

File No: 2003741890

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Jacqueline A. Soverall and **Ericka J. Beccari Soverall**, 2810 Rural Hill Cir., Nashville, TN 37217
Robert Ernest Beccari and **Rebecca Rae Beccari,** 3973 Millers Run Road, McDonal, PA 15057-2860

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 15001013900

QUITCLAIM DEED

Amos J. Soverall, a widower and **Jacqueline A. Soverall,** a single woman, and **Ericka J. Beccari Soverall,** a single woman ("Grantor"), of **2810 Rural Hill Cir., Nashville, TN 37217**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Robert Ernest Beccari** and **Rebecca Rae Beccari,** husband and wife, whose mailing address is **3973 Millers Run Road, McDonal, PA 15057-2860,** and **Jacqueline A. Soverall,** a single woman, and **Ericka J. Beccari Soverall,** a single woman, all as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **2810 Rural Hill Cir., Nashville, TN 37217,** with quitclaim covenants, his/her/their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 34 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, OF RECORD IN PLAT BOOK 3700, PAGE 101, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Assessor's Parcel No: 15001013900

Property Address is: 2810 Rural Hill Cir., Nashville, TN 37217

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE A SOVERALL, A SINGLE WOMAN, AND ERICKA J BECCARI SOVERALL, A SINGLE WOMAN AND AMOS J SOVERALL, A WIDOWER, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM ERICKA J BECCARI SOVERALL, FORMERLY KNOWN AS ERICKA BECCARI, A SINGLE WOMAN, JACQUELINE SOVERALL, ALSO KNOWN AS JACQUELINE A SOVERALL, A SINGLE WOMAN, AMOS J SOVERALL, AN UNMARRIED PERSON AND SURVIVING SPOUSE OF DOTHNIE SOVERALL, DECEASED, DATED 10/21/2021, RECORDED 11/03/2021, DEED INSTRUMENT NO. 20211103-0147399, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 7 21, 2025

Amos J. Soverall

Amos J. Soverall

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Amos J. Soverall**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of July, 2025.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on 07/21, 2025:

Jacqueline A. Soverall

Jacqueline A. Soverall

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jacqueline A. Soverall**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of July, 2025.

Notary Public

My commission Expires
1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on July 21, 2025:

Ericka J. Beccari Soverall

Ericka J. Beccari Soverall

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ericka J. Beccari Soverall**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of July, 2025.

Notary Public
My commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

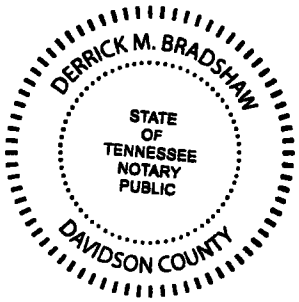
Judy A Sowell
Affiant

Subscribed and sworn to before me on this the 21 day of July, 2025.

OMR
Notary Public

My Commission Expires: 1-24-2028

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 07/21/2025 (date of document).

Affiant Signature

07/30/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30 day of JULY, 2025.

Beth Ann Henderson
Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923