Karen Johnson Davidson County
Batch# 1313663 DEEDQC
08/22/2025 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250822-0067362

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day: August 22, 2025

Notary Public

My Commission Expires: _____

New Owner Address:
Beavers Family Trust
5916 Long Meadow Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116-09-0 028.00

QUITCLAIM DEED

Lucian Wayne Beavers and Holly P. Beavers (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Beavers Family Trust**, dated August 22, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 22, 2025**.

Lucian Wayne Beavers

Holly P. Beavers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Lucian Wayne Beavers and Holly P. Beavers**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 22, 2025.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 349, Hill Wood Estates, Section 14, as shown on plat of record in Plat Book 2900, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lucian Wayne Beavers and Holly P. Beavers, Husband and Wife from Kenneth Ayers and Mary K. Ayers, Husband and Wife by deed of record in Instrument No. 20130603-0055658, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5916 Long Meadow Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 22, 2025.

Affiant Signature

8/22/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 22, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 2ND, 2028