Karen Johnson Davidson County
Batch# 1333248 DEEDQC
10/10/2025 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251010-0081314

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd Day of October, 2025

Notary Public

MY COMMISSION EXPIRES:
2/29/28
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

02-NSH25-10140

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas H. Beach, Jr. 1507 Antioch Pike Antioch, TN 37013	New owner	148-03-0-045.00

QUITCLAIM DEED

THIS INDENTURE made between, **Lynda Beach, a single woman and Mildred Beach, a single woman**, hereinafter "First Party", and **Thomas H. Beach, Jr.**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Section 3, Cherokee Hills of record in Book 3500, page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas H. Beach, Jr. by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20000222-0016975 Register's Office for Davidson County, Tennessee, dated January 12, 2000 and recorded on February 22, 2000.

Being the same property conveyed to Thomas H. Beach, Jr., Mildred Beach, and Lynda Beach by Quitclaim Deed from Thomas H. Beach, Jr., of record in Instrument No. 20021108-0138013 Register's Office for Davidson County, Tennessee, dated October 21, 2002 and recorded on November 08, 2002.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1507 Antioch Pike, Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS our hands this 24TH day of September, 2025.

Lynda Beach
Lynda Beach

Mildred Beach
Mildred Beach

STATE OF TENNESSEE

COUNTY OF Marion

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lynda Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clerks office in Jasper, TN, this 24th day of September, 2025.

Amber Davis
NOTARY PUBLIC

My Commission Expires: 8/31/27

AMBER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mildred Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, TN, this 3rd day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Cannon, 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 Oct, 3, 2025.

Kathleen Cannon — Custodian's Signature

10.10.25 — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of October, 2025.

Stephen Sisco — Notary Public

MY COMMISSION EXPIRES: 2/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON