Karen Johnson Davidson County
Batch # 1338547 DEEDQC
10/27/2025 09:20:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0084985

QUITCLAIM DEED

This Instrument Prepared By:

Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, Tennessee 37212

Address of New Owner:

The David and Becky Beasley
Revocable Trust
485 Rural Hill Road
Antioch, Tennessee 37217

Send Tax Bills To:

The David and Becky Beasley
Revocable Trust.
485 Rural Hill Road
Antioch, Tennessee 37217

Map-Parcel Numbers:

163 11 OB 078.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(c)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David E. Beasley and Becky E. Beasley Trustees of the Suzanne Hammond Beasley Revocable Trust Dated March 8, 2017** by these presents, do hereby quitclaim and convey unto **David E. Beasley and Becky E. Beasley, as Trustees of THE DAVID AND BECKY BEASLEY REVOCABLE TRUST** created pursuant to instrument of revocable trust dated August 2, 2025, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Being Lot No. 78 on the plan of the 2nd Revision, Section 4, Bell Forge Village of record in Plat Book 6250, page 201, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to the Suzanne Hammond Beasley Revocable Trust dated March 8,

2017 by Suzanne H. Beasley of record in Instrument No. 20170313-0024562 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This property is also subject to the following:

1. Subject to declaration of covenants, conditions and restrictions as amended on the date of this transaction which are of record in Book 5925, page 825, Book 6350, page 858, Book 6651, page 207, Book 6040, page 576, and 938, Book 6306, page 644 along with by-laws of record Book 6040, page 576 and Book 6306, page 644 said Register's Office.

2. Any property taxes that are due and payable.

3. Deed to Home Owners Association of record in Book 7552, page 83 and Book 6887, page 565, Register's Office for Davidson County, Tennessee.

4. Subject to Charter of Homeowners Association as shown of record in Book 6887, page 495 and Book 7491, page 833 and subject to all matters as set forth per Plan Book 6250, page 201 Register's Office of Davidson County, Tennessee.

5. All other easements, restrictions and other matters of record in the Davidson County Register of Deeds Office.

This is improved property known as 100 Beech Forge Drive, Antioch, Davidson County, Tennessee 37013

WITNESS my hand this 20th day of October, 2025.

David E. Beasley, Trustee of the Suzanne Hammond Beasley Revocable Trust Dated March 8, 2017

Becky E. Beasley, Trustee of the Suzanne Hammond Beasley Revocable Trust Dated March 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sawnie R. Aldredge, Notary Public, **David E. Beasley and Becky E. Beasley**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9-11-2028

SAWNIE R. ALDREDGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY