This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1348955 DEEDQC
11/20/2025 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092880

QUITCLAIM DEED

Address New Owners:
Deborah S. Beatty, Trustee
Deborah Beatty Trust
20 Rutledge Street Apt. 710
Nashville, Tennessee 37210

Send Tax Bills To:
same

Map/Parcel Number:
093 11 0G 710.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John M. Beatty and Deborah S. Beatty, Husband and Wife with Rights of Survivorship (the "Grantor"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Deborah S. Beatty, Trustee, and her successors in trust, of the Deborah Beatty Trust dated November 20, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 710, as established by the Master Deed or Declaration of City Lights Condominiums of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872 and further amended and restated in Instrument No. 20200108-0002612, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including three parking spaces numbered 710 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 710 as shown on Condo Level 7 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to John M. Beatty and Deborah S. Beatty, Husband and Wife with Rights of Survivorship, by Warranty Deed dated October 8, 2020, from Avoca, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201008-0117221 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 20 Rutledge Street #710, Nashville, Tennessee 37210.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property entirely in the name of Deborah S. Beatty, Trustee, and her successors in trust, of the Deborah Beatty Trust dated November 20, 2025, and to dissolve the tenancy by the entirety interest of John M. Beatty and Deborah S. Beatty, husband and wife, pursuant to T.C.A §66-1-110.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 20TH day of November, 2025.

John M. Beatty, Grantor

Deborah S. Beatty, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John M. Beatty, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Deborah S. Beatty, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20 day of November, 2025.

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COUNTY OF DAVIDSON

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

John M. Beatty, Affiant

Subscribed and sworn to before me this 20 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 November 20, 2025.

Carla L Lovell
Carla L. Lovell

11-20-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

