QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1349892 DEEDQC
11/21/2025 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Beach	**New Owner**	
(NAME)	(NAME)	
851 Summerly Drive		**10212001100**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

WILLIAM BEACH, MARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

ROBERT BEACH, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 116, HORTON HEIGHTS, SECTION V, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 130, 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 WILLIAM BEACH AND ROBERT BEACH, BY QUITCLAIM DEED FROM BEACH BUILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20150304-0019125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **851 Summerly Drive, Nashville, TN 37209**

Witness our hands this the 21 day of November, 2025.

William G. Beach

William Beach

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Beach**, 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 official seal, this the 21 day of November, 2025.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **11/21/25**.

Date

Affiant Signature

11/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **November**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029