Karen Johnson Davidson County
Batch# 1355746 DEEDQC
12/09/2025 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251209-0097792

Quit Claim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 0 -.

Affiant

Subscribed and sworn to before me this the 1st day of December, 2025

Notary Public
My Commission Expires: 7-12-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
557 Moore Ave, LLC. 4404 Hunt Place Nashville, TN 37215	NEW OWNER	105-07-0-333.00

KNOW ALL MEN BY THESE PRESENTS that **Carlie Beane and Ryan Beane, wife and husband**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **557 Moore Ave, LLC, a Tennessee limited liability company** , their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being the Westerly One-Half of Lot No. 44, on the Plan of Subdivision of Moore Property, of Record in Book 137, Page 91, Register's Office for said county.

Said part of Lot Fronts 50 feet on the South side of Moore Avenue and runs back between parallel Lines 148 ¼ feet to a dead line.

Being the same property conveyed to Carlie Beane and Ryan Beane, wife and husband from Rita Laughead, unmarried by Warranty Deed dated July 14, 2025 and recorded July 14, 2025 in Instrument No. 20250714-0055309, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2025

Carlie Beane

Ryan Beane

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of December, 2025, **Carlie Beane and Ryan Beane,** before me personally appeared , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2025.

Notary Signature

My commission expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 12/1/2025 (date of document).

Affiant Signature

12/1/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY