Karen Johnson Davidson County
Batch# 1356966 DEEDQC
12/11/2025 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251211-0098886

This Instrument prepared by and after recording return to:
Travis L. Strickler, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
3236 Dove Place Trust 305 Meeting House Circle Raleigh, NC 27615	**070-01-0-016.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHERI LYNN BEASLEY** (hereinafter "Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **3236 DOVE PLACE TRUST U/T/A DATED NOVEMBER 12, 2025** (hereinafter "Grantee"), its successors and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Treppard Heights, Section 6, a plat of which is of record in Book 2900, Page 11, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to CHERI LYNN BEASLEY by deed from CHERI LYNN BEASLEY, Executrix of the Estate of Lou M. Beasley, of record in Instrument No. 20111025-0083000 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3236 Dove Place, Nashville, Davidson County, Tennessee 37218.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective this 5th day of December, 2025.

GRANTOR:

CHERI LYNN BEASLEY

STATE OF NC)
COUNTY OF Wake)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **CHERI LYNN BEASLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2025.

NOTARY PUBLIC

OLIVER SALDIVAR IGLESIAS NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 01-31-2029

STATE OF NC)
COUNTY OF Wake)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of December, 2025.

NOTARY PUBLIC
My Commission Expires: 01-31-2029

OLIVER SALDIVAR IGLESIAS NOTARY PUBLIC WAKE COUNTY, NC

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 December 5, 2025 (date of document).

Affiant Signature

12-11-25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of December, 20 25.

Notary's Signature

My Commission Expires: 11-2-26

DIAHANN M. KEETON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY