Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF25929518

Karen Johnson Davidson County
Batch# 1364922 DEEDQC
01/05/2026 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260105-0000064

This Instrument Prepared By:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
Andrew M Beld	Andrew M Beld	142-06-0A-181.00
810 BELLEVUE RD, #181 NASHVILLE, TN 37221	810 BELLEVUE RD, #181 NASHVILLE, TN 37221	

Executed this 11 day of December 20 25.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **Andrew M Beld, single who acquired title as a married man,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **Andrew M Beld, Single,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 181, Building Number 22, on the plan of Peppertree Creekside Meadows Condominiums, according to the Master Deed of record in Book 4834, Page 257; amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, Pages 128 through 130 inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Andrew M Beld, a married man by Warranty Deed from Carol J Gaines and Joe Gaines, wife and husband, dated June 24, 2015, recorded on June 29, 2015 as Instrument 201506290062166.

Property known as, 810 BELLEVUE RD, #181, NASHVILLE, TN 37221
This instrument was prepared without the benefit of a title examination.

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.

Witness my hand this 11 day of December, 20 25.

Andrew M Beld

STATE OF Tennessee

COUNTY OF Davidson

Before me, Ligia L. Ilea of the state and county mentioned, personally appeared Andrew M Beld, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Printed Name: Ligia L. Ilea
My Commission Expires: 9/3/29

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 11 day of December, 2025

Notary Public
My commission expires: 9/3/29

(seal)

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: NSWREF25929518

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APN: 142-06-0A-181.00

Commonly known as: 810 Bellevue Road, Unit 181, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 12/11/2025 (date of document).

Cheri Hackethal
Affiant Signature

January 2, 2026
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 2nd day of January, 2026.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097