Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Thomas Beck and Amanda Host Beck, Co-Trustees 31 Northumberland Nashville, TN 37215	**130 12 0A 006.00CO**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Thomas M. Beck and Amanda H. Beck, Husband and Wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Thomas Beck and Amanda Host Beck, Co-Trustees of the Beck Family Revocable Trust dated April 28, 2026** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **31 Northumberland, Nashville, TN 37215**.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 28th day of April, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson Davidson County
Batch # 1413942 DEEDQC
05/01/2026 08:27:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260501-0038656

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 28th day of April, 2026.

THOMAS M. BECK

AMANDA H. BECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas M. Beck and Amanda H. Beck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of April, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Northumberland as of record in Plat Book 6250, Pages 128 and 219, amended by Surveyor's Certificate of Correction recorded in Book 6386, Page 194, Register's Office for said County, to which plan reference is made for a more complete description.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF NORTHUMBERLAND, as recorded in Plat Book 6250, Page(s) 128 and 129, corrected in Book 6386, Page 194.

Covenants, Conditions and Restrictions recorded in Book 6377, Page 18, re-recorded in Book 6545, Page 799, Book 8990, Page 50, Book 11298, Page 935 and Instrument No. 20010629-0068967, as amended to ByLaws recorded in Book 7663, Page 468 and Book 8919, Page 45.

Charter of Northumberland Homeowners Association, recorded in Book 6493, Page 884, amended in Book 7545, Page 405 and Book 7841, Page 73.

Easement and rights retained by Northumberland Development Company and granted to Northumberland Homeowners' Association by deed recorded in Book 6484, Page 391.
Easement for Ingress/Egress, recorded in Book 10371, Page 334.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98.

Easement for Water Mains, recorded in Book 6434, Page 786.

BEING the same property conveyed to Thomas M. Beck and Amanda H. Beck, Husband and Wife (as tenants by the entirety) from Howard T. Walpole Jr. and Sally T. Walpole, Husband and Wife, by warranty deed filed for record on July 23, 2012, Instrument Number 20120723-0064303, as of record in the Register's Office for Davidson County, Tennessee.