Karen Johnson Davidson County
Batch# 1459162 DEEDQC
08/13/2026 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260813-0075017

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Marquica L. Beasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2026.

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Y-SB-THG-20-4212

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marquica Beasley and LaTrince Beasley	**Same as New Owner's**	
(NAME)	(NAME)	**058-14-0-021.00**
1740 22nd Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARQUICA BEASLEY, A SINGLE WOMAN, AND LATRINCE BEASLEY, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARQUICA BEASLEY, A SINGLE WOMAN, AND LATRINCE BEASLEY, A SINGLE MAN, AS TENANTS IN COMMON WITHOUT THE RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, being Lot No. 162 on the Plan of Enchanted Hills, Section 5, of record in Book 3700, Page 132, Register's Office for said County.

Said Lot No. 162 fronts 224.21 feet on the easterly margin of West Hamilton Road and extends back 312.4 feet on the northerly line and 395.45 feet on the broken southerly line to a dead line in the rear, measuring 150.9 feet thereon.

Being the same property conveyed to Marquica Beasley and LaTrince Beasley, wife and husband by deed from Angela Janae King, Hoyt Alexander King, II and Patrick Jaylin King of record in Instrument No. 20200916-0105971, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4212 W Hamilton Road, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 10th day of August, 2026.

Marquica Beasley

LaTrince Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARQUICA BEASLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRINCE BEASLEY, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of August, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 08/10/2026 (date of document).

Stephanie Woodall
Affiant Signature

Date 08/10/2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

My Commission Expires: 